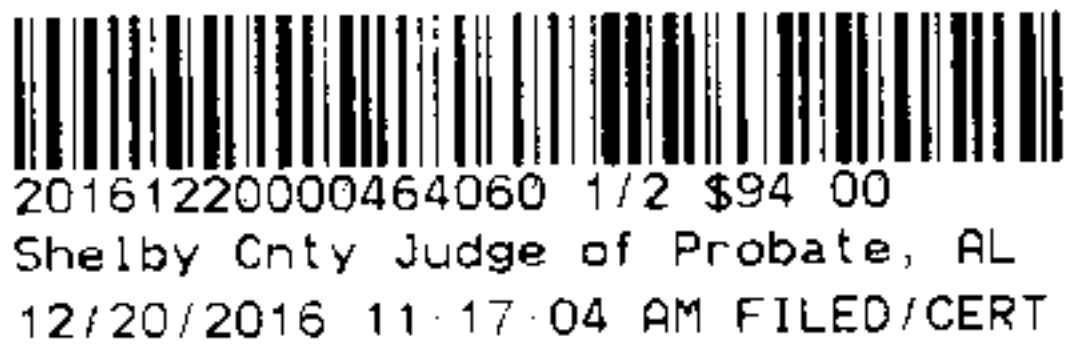


This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Tyler Williamson
538 County Road 36
Chelsea, AL 35043



WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of SEVENTY SIX THOUSAND and 00/100 Dollars (\$76,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Billie Jessie Jones, a single man, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Tyler Williamson (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

The SE ¼ of the NW ¼ of Section 28, Township 18, Range 2 East, Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$64,600.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Billie Jessie Jones is one and the same person as Billy Jesse Jones, one of the Grantees of that certain Warranty Deed dated February 28, 1983 and recorded at Deed Book 345, Page 375 in the Probate Office of Shelby County, Alabama.

Billie Jessie Jones is the sole surviving Grantee of that certain Warranty Deed dated February 28, 1983 and recorded at Deed Book 345, Page 375 in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantor does for himself and for his executors, heirs and assigns covenant with the said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his executors, heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 9th day of December, 2016.


Billie Jessie Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billie Jessie Jones., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 9th day of December, 2016.


NOTARY PUBLIC

My Commission Expires 8-25-19

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Billie Jessie Jones
Mailing Address 1229 Mountain Lane
Gordonsville, AL 35071

Grantee's Name Tyler Williamson
Mailing Address 538 County Road 36
Chula Vista, AL 35073

Property Address See Exhibit A
Legal Desc attached to
Deed

Date of Sale 12-9-16
Total Purchase Price \$ 76,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-9-16

Print Greg Herrell

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20161220000464060 2/2 \$94.00
Shelby Cnty Judge of Probate, AL
12/20/2016 11:17:04 AM FILED/CERT

Form RT-1