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04/03/2017 03:07:58 PM  
DEEDS 1/3

Prepared by:  
Chesley P. Payne  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20173700

Send Tax Notice To:  
Michael Britton Jones Christy Marie  
Jones  
1735 Highway 17  
Montevallo, AL 35115

## WARRANTY DEED

Joint Tenancy With Right of Survivorship

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$299,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Nelson R. Bailey and Jane Lee Bailey, husband and wife (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Michael Britton Jones and Christy Marie Jones (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$284,905.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 29 day of March, 2017.

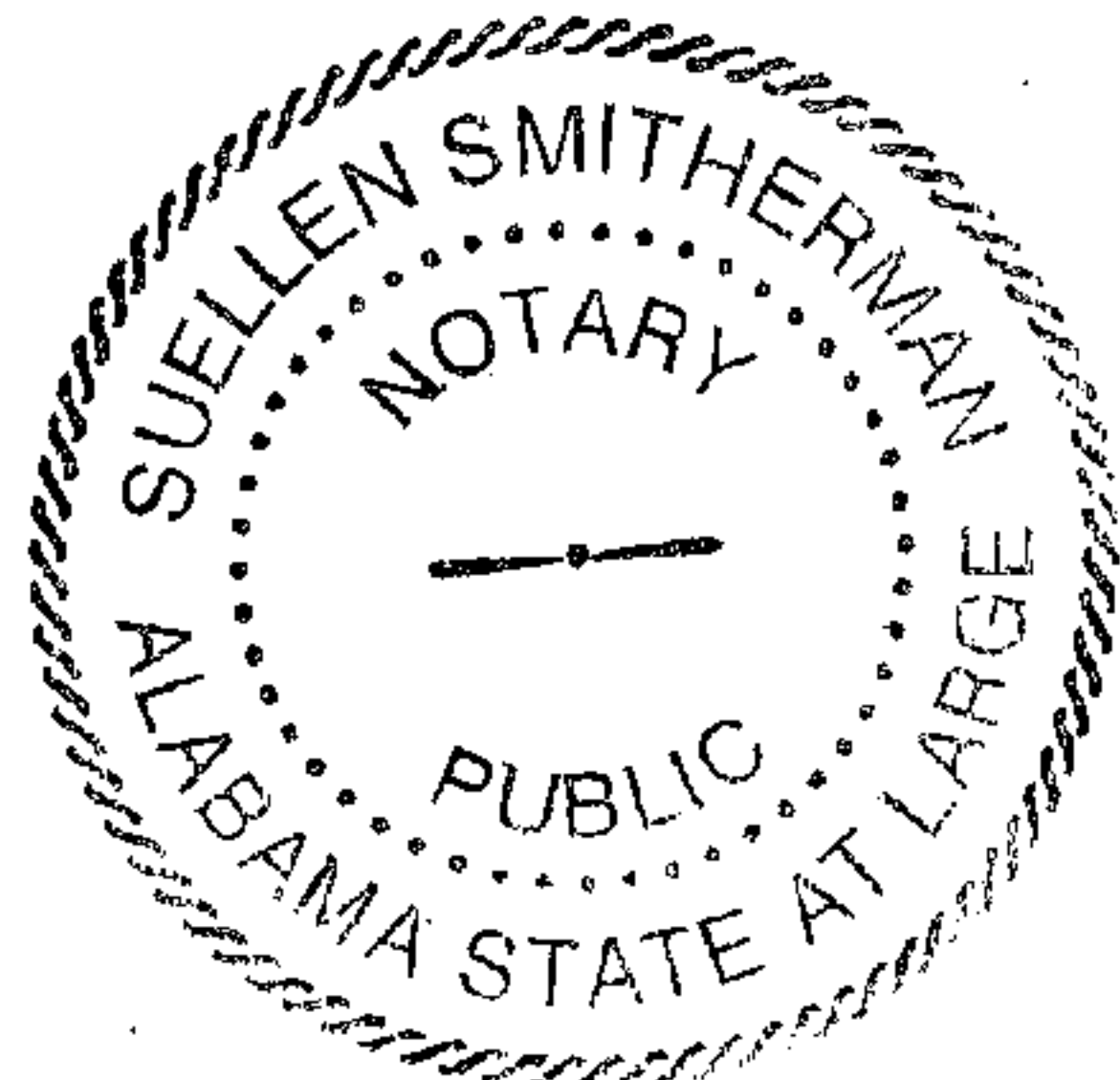
Nelson R. Bailey

Jane Lee Bailey

State of Alabama  
County of Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelson R. Bailey and Jane Lee Bailey, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and official seal this the 29 day of March, 2017.



Suelen Smitherman  
Notary Public:  
My Commission Expires: 08/23/2018

**EXHIBIT "A"**

**Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 00 degrees 48 minutes 32 seconds East, a distance of 30.48 feet; thence South 89 degrees 20 minutes 37 seconds East, a distance of 487.09 feet; thence South 89 degrees 21 minutes 00 seconds East, a distance of 141.05 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 364.24 feet; thence South 89 degrees 09 minutes 04 seconds East, a distance of 147.79 feet; thence South 89 degrees 35 minutes 12 seconds East, a distance of 619.47 feet; thence South 18 degrees 44 minutes 23 seconds West, a distance of 658.99 feet; thence North 89 degrees 24 minutes 14 seconds West, a distance of 804.00 feet; thence North 10 degrees 28 minutes 13 seconds West, a distance of 637.09 feet to the POINT OF BEGINNING.**

**Together with and subject to those easements described in Instruments 1998-03179 and 20041115000627260, as recorded in the Probate Office of Shelby County, Alabama.**

## Real Estate Sales Validation Form

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

Grantor's Name	Nelson R. Bailey Jane Lee Bailey	Grantee's Name	Michael Britton Jones Christy Marie Jones
Mailing Address	1735 Highway 17 Montevallo, AL 35115	Mailing Address	270 Stone Creek Way Helena, AL 35080
Property Address	1735 Highway 17 Montevallo, AL 35115	Date of Sale	March 30, 2017
		Total Purchase Price	\$299,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 March 29, 2017

Unattested

(verified by)

Print Nelson R. Bailey and Jane Lee Bailey

Sign

By: Nelson R. Bailey  
(Grantor/Grantee/Owner/Agent) circle one  
Nelson R. Bailey

By:

Jane Lee Bailey



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/03/2017 03:07:58 PM  
\$36.00 CHERRY  
20170403000111890

*James W. Fuhrmeister*