

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jaynn H. Kushner
52 Mt. Laurel Ave.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Seventy Five Thousand and no/00 Dollars (\$175,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Thomas R. Downs and wife, Laurel Downs and Nolan Downs, a married man, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Jaynn H. Kushner, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

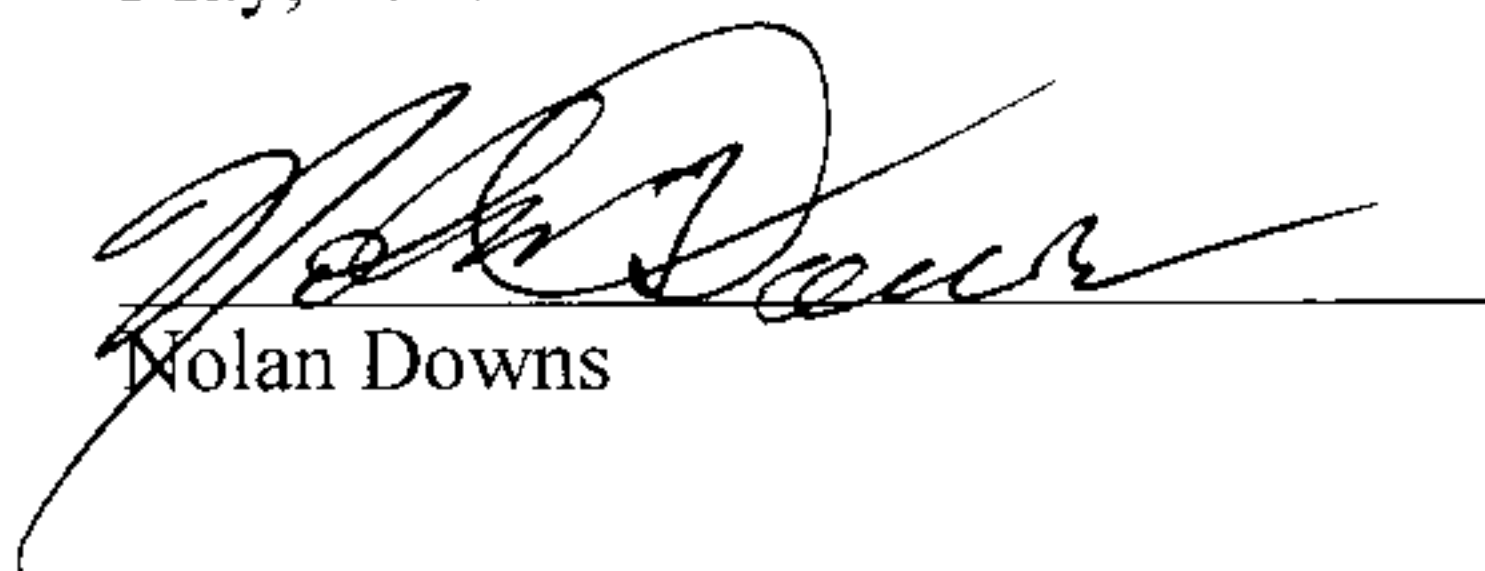
Also subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

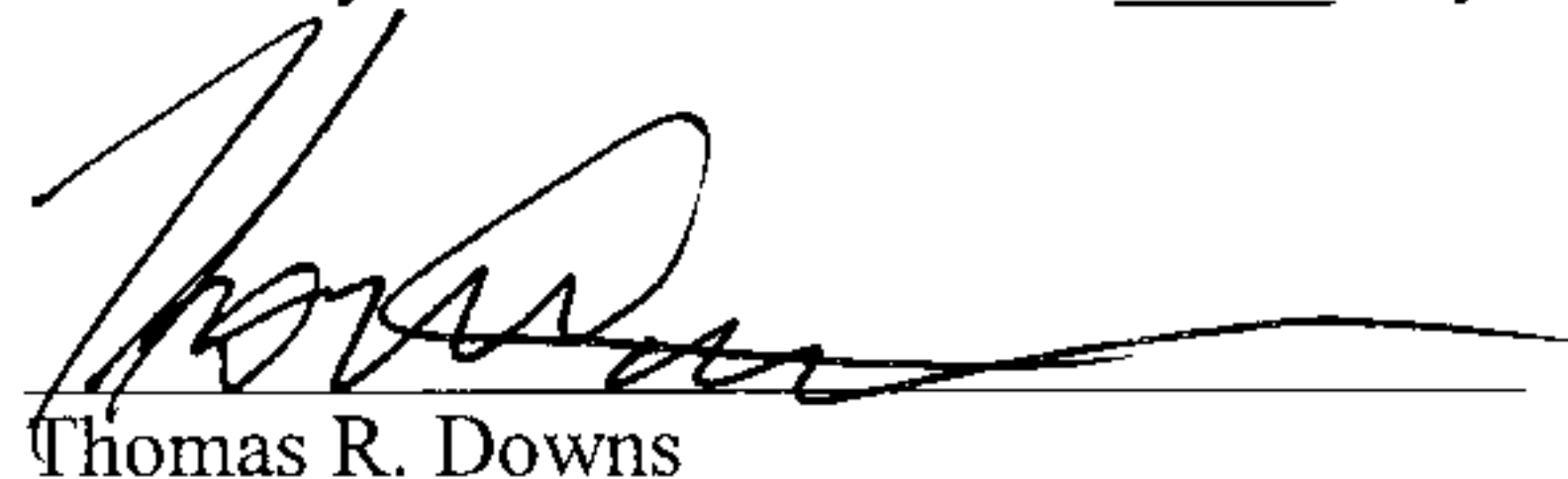
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR, NOLAN DOWNS OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of May, 2017.


Nolan Downs

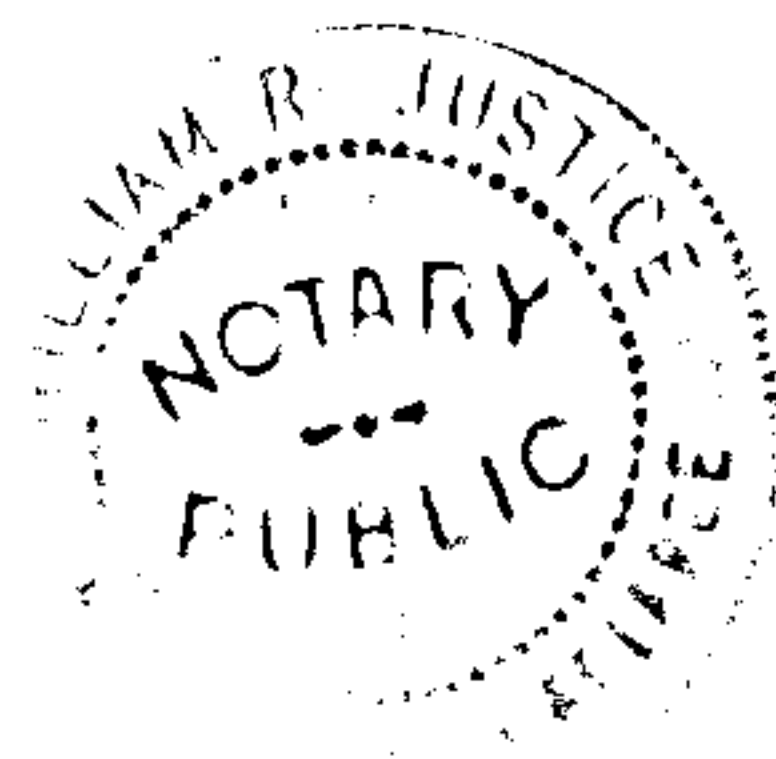

Thomas R. Downs


Laurel Downs

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Downs, Laurel Downs and Nolan Downs, who 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 on the day the same bears date..

Given under my hand and official seal this 19th day of May, 2017.



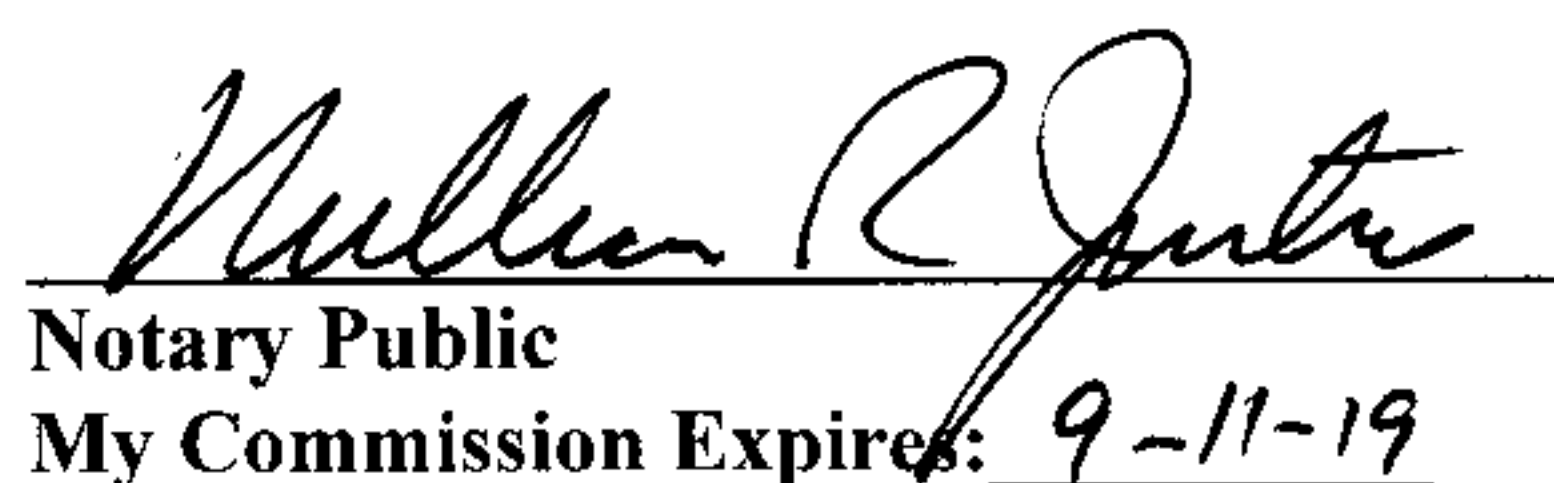

Notary Public
My Commission Expires: 9-11-19

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of said Section 12; thence run West along the South line of said 1/4-1/4 section, a distance of 675.24 feet to a point on the westerly side of Ballenger Street; thence turn right 91 degrees 45 minutes northerly along the said westerly side of Ballenger Street, a distance of 29.75 feet to the point of beginning; thence turn left 91 degrees 00 minutes 13 seconds along the North side of said Ballenger Street, a distance of 257.62 feet; thence turn right 93 degrees 17 minutes 27 seconds a distance of 513.57 feet to a point on the South right of way line of Shelby County Highway #49; thence turn right 123 degrees 45 minutes 31 seconds to the chord of a curve to the left having a radius of 1016.85 feet, a central angle of 16 degrees 34 minutes 38 seconds and an arc length of 294.20 feet; thence southeasterly along said chord a distance of 293.17 feet to the westerly side of said Ballenger Street; thence turn right 53 degrees 57 minutes 46 seconds from chord, a distance of 336.14 feet to the point of beginning. Situated in Shelby County, Alabama.



20170522000176840 2/3 \$196.00
Shelby Cnty Judge of Probate, AL
05/22/2017 11:03:39 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Thomas R. & Laurel Downs

Mailing Address 14101 OAK STREET
Madison Springs, AL 36555

Grantee's Name: Jaynn H. Kushner

Mailing Address: 52 Mt. Laurel Ave.
Birmingham, AL 35242

Property Address: 6725 Highway 49
Columbiana, AL

Date of Sale 5-19-17
Total Purchase Price \$ 175,000.00

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 5-19-17

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

X Print THOMAS DOWNS

Unattested

(Verified by)