



20170606000199290 1/4 \$102.50  
Shelby Cnty Judge of Probate, AL  
06/06/2017 02:04:32 PM FILED/CERT

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Michael M. Jared & Lynn S. Jared  
245 Bream Cove Road  
Columbiana, AL 35051

**This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title.**

STATE OF ALABAMA                   )  
  ) **JOINT WITH RIGHT OF SURVIVORSHIP**  
COUNTY OF SHELBY                 ) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **MICHAEL M. JARED, a married man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MICHAEL M. JARED and LYNN S. JARED** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 13<sup>th</sup> day of April, 2017.

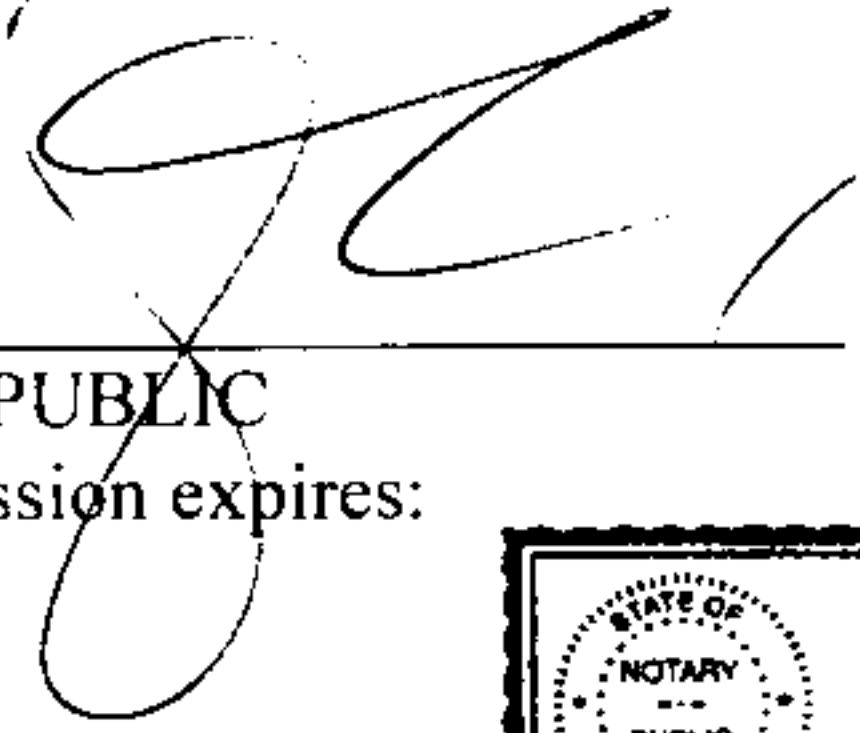
  
\_\_\_\_\_  
**MICHAEL M. JARED**

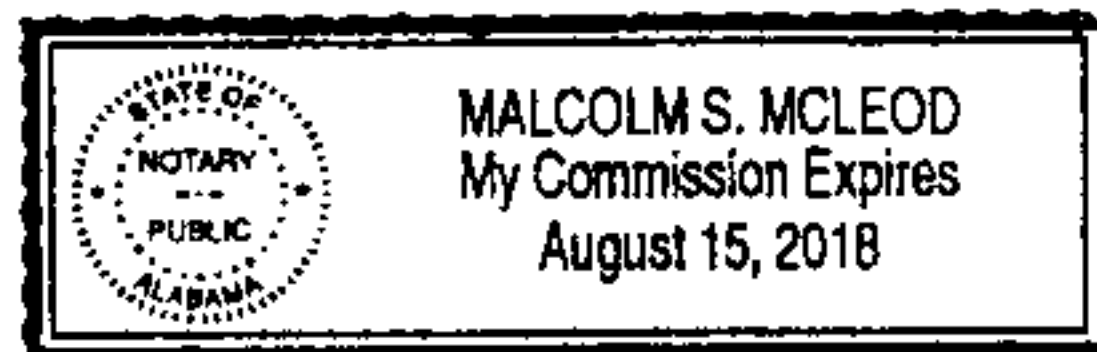
STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MICHAEL M. JARED**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



  
20170606000199290 2/4 \$102.50  
Shelby Cnty Judge of Probate, AL  
06/06/2017 02:04:32 PM FILED/CERT

## Exhibit A, Legal Description

Commence at a pine knot in rock pile accepted as the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 46° 57' 50" East for a distance of 1643.15 feet; thence proceed South 44° 03' 05" West for a distance of 437.71 feet; thence proceed North 59° 54' 24" West for a distance of 205.47 feet; thence proceed North 56° 05' 41" East for a distance of 62.57 feet; thence proceed North 35° 00' 27" West for a distance of 23.52 feet; thence proceed South 84° 08' 05" West for a distance of 27.52 feet; thence proceed North 50° 50' 48" West for a distance of 41.08 feet; thence proceed South 76° 35' 46" West for a distance of 83.74 feet; thence proceed North 21° 00' 20" West for a distance of 186.80 feet; thence proceed South 81° 36' 14" West for a distance of 308.98 feet; thence proceed North 27° 13' 01" East for a distance of 26.30 feet; thence proceed North 07° 36' 03" East for a distance of 346.46 feet; thence proceed South 75° 43' 32" West for a distance of 316.21 feet to a point on the West boundary of said quarter-quarter section; thence proceed North 00° 16' 36" East along the West boundary of said quarter-quarter section for a distance of 857.91 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama and contains 16.16 acres.



20170606000199290 3/4 \$102.50  
Shelby Cnty Judge of Probate, AL  
06/06/2017 02:04:32 PM 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 MICHAEL M. JARED  
Mailing Address 245 BREAN COURT  
COLUMBIA, AL 35051

Grantee's Name MICHAEL M. JARED AND LYNN S. JARED  
Mailing Address SAME

Property Address 1475 SUMMER DRIVE

Date of Sale 4/18/17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 156,830 - 1/2 78,415



20170606000199290 4/4 \$102.50  
Shelby Cnty Judge of Probate, AL  
06/06/2017 02:04:32 PM FILED/CERT

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 \_\_\_\_\_

Unattested

(verified by)

Print M M JARED

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1