

Send tax notice to:
Kayla Joy Jones & Deddrick Wayne Jones
1541 Timber Drive
Helena, AL 35080
PEL1700369

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170706000239480
07/06/2017 10:06:20 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned William E. Ferrell and Katheryn E. Ferrell, Husband and Wife, whose mailing address is: 337 Grey Oaks Drive, Pelham, AL 35124** (hereinafter referred to as "Grantors"), by **Kayla Joy Jones and Deddrick Wayne Jones** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Timber Park, Phase II, as recorded in Map Book 14, Page 68, in the Probate Office of Shelby County, Alabama, and also a tract situated in part of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of said Lot 18 for a point of beginning; thence run North 00 degrees 30 minutes 00 seconds East along the West line of said Lot 18 a distance of 110.00 feet to the Northwest corner of Lot 18; thence turn 90 degrees 00 minutes 00 seconds left and run Westerly a distance of 4.0 feet; thence turn 90 degrees 00 minutes 00 seconds left and run Southerly a distance of 110.00 feet; thence turn 90 degrees 00 minutes 00 seconds left and run Easterly a distance of 4.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

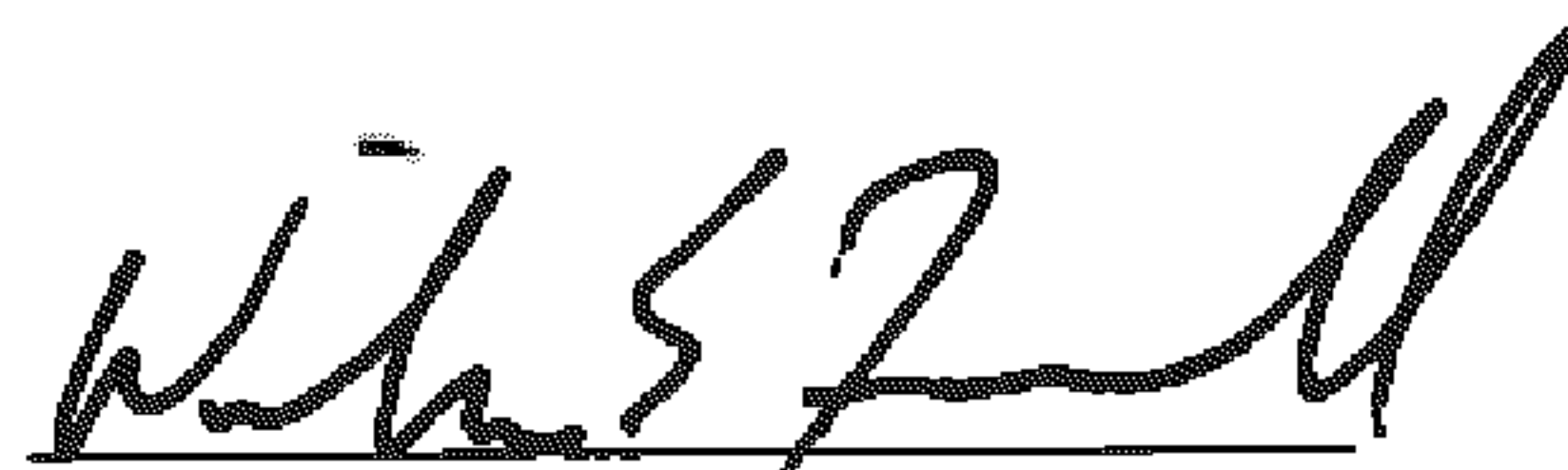
MINING AND MINERAL RIGHTS EXCEPTED.

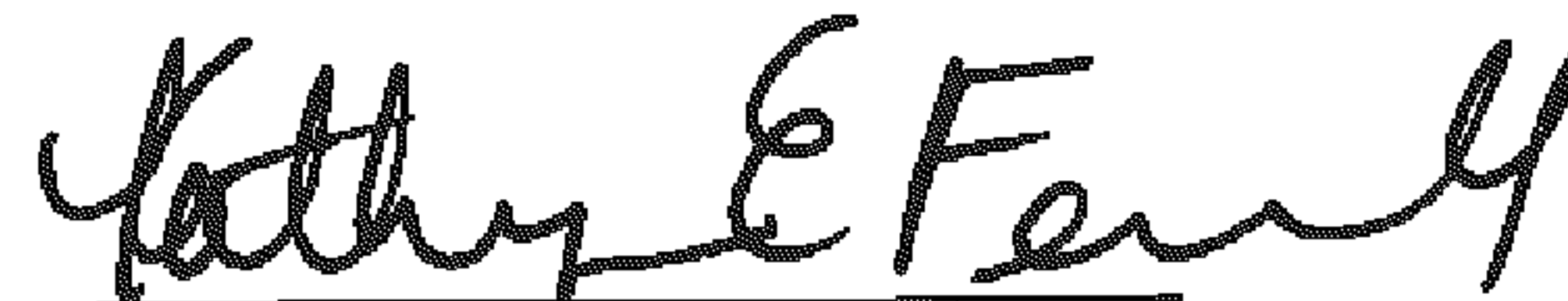
\$170,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors William E. Ferrell and Katheryn E. Ferrell have hereunto set their signatures and seals on June 30, 2017.


William E. Ferrell

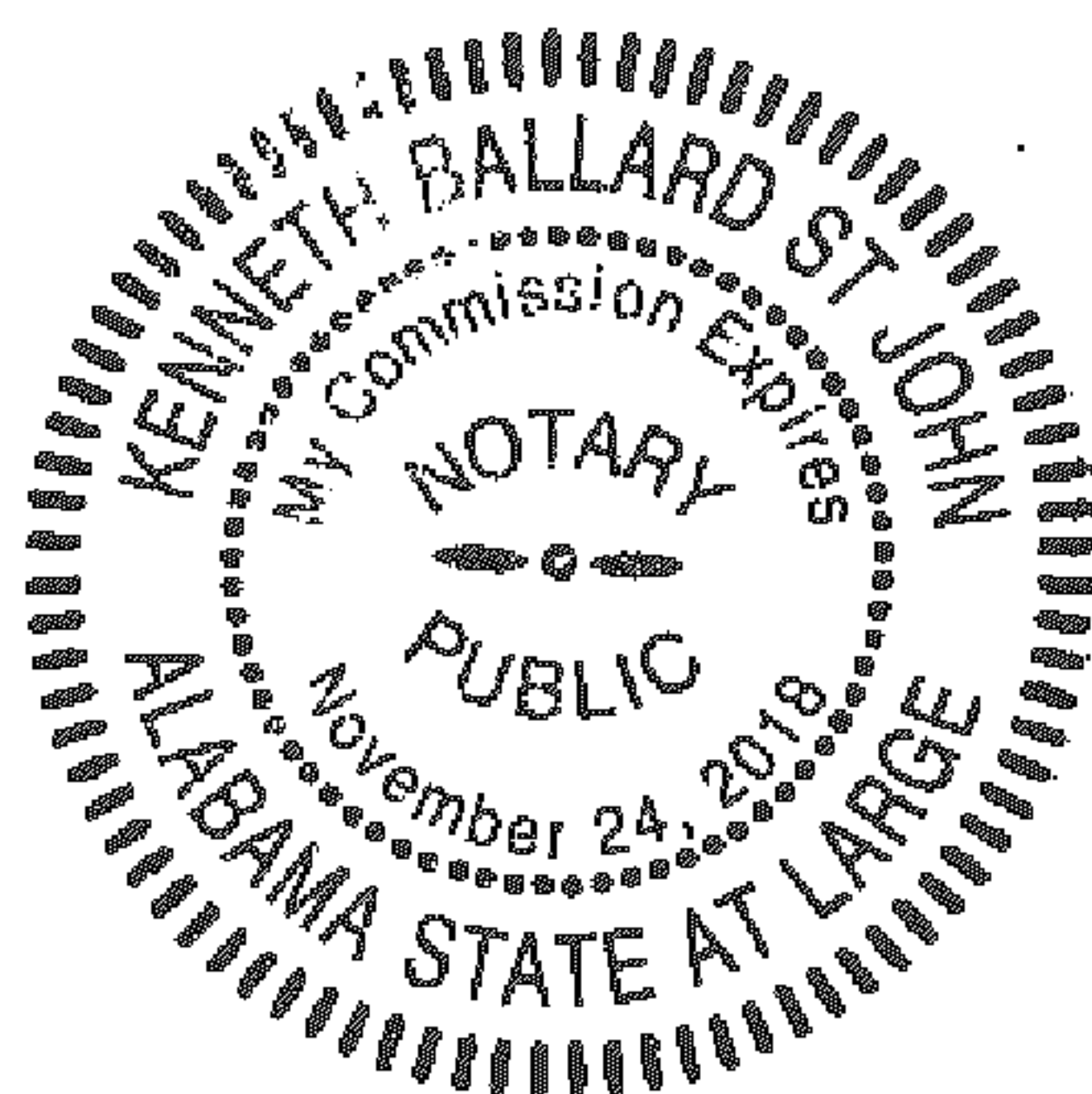

Katheryn E. Ferrell

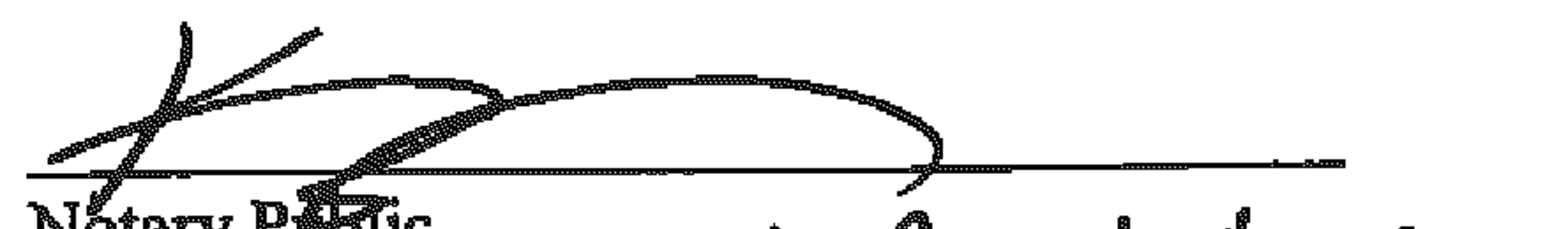
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Ferrell and Katheryn E. Ferrell, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form

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

Grantor's Name William E Farrell
 Mailing Address Kathryn E Farrell
337 Gwynn Dr
Helena AL 35024

Grantee's Name Kayla Joy Jones
 Mailing Address Derrick Wayne Jones
1541 Timber Dr
Helena AL 35080

Property Address 1541 Timber Dr
Helena AL 35080

Date of Sale 6/30/17
 Total Purchase Price \$ 179,900

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 6/30/17

Print Kenneth B. Stiles

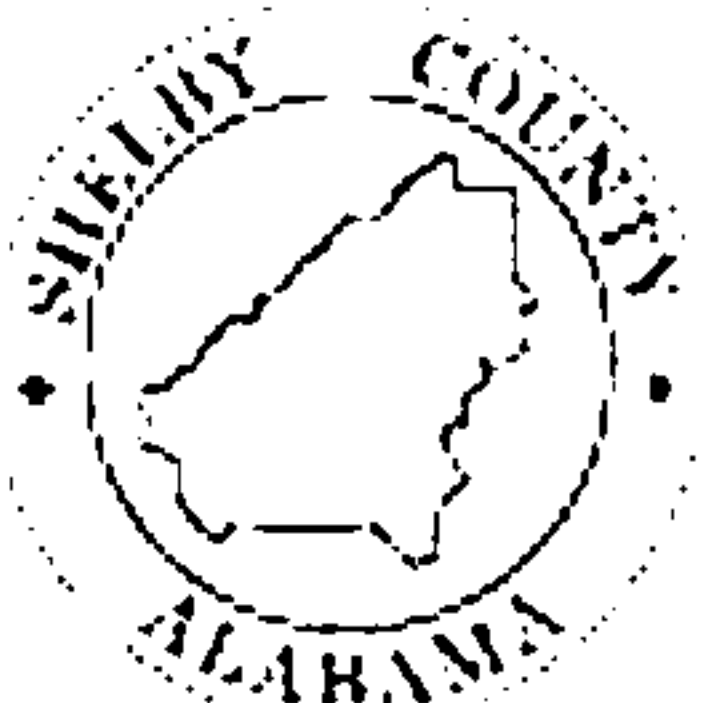
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/06/2017 10:06:20 AM
 \$30.00 CHERRY
 20170706000239480

[Signature]