


This Instrument was Prepared by:

Send Tax Notice To: Tommy Jones  
JoAnn Jones

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

  
20170724000262880 1/3 \$116.00  
Shelby Cnty Judge of Probate, AL  
07/24/2017 10:28:43 AM FILED/CERT

1708 Formosa Ct  
Deatsville AL 36022

File No.: MV-17-23908

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Five Thousand Dollars and No Cents (\$95,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael Palmer**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tommy Jones and JoAnn Jones**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

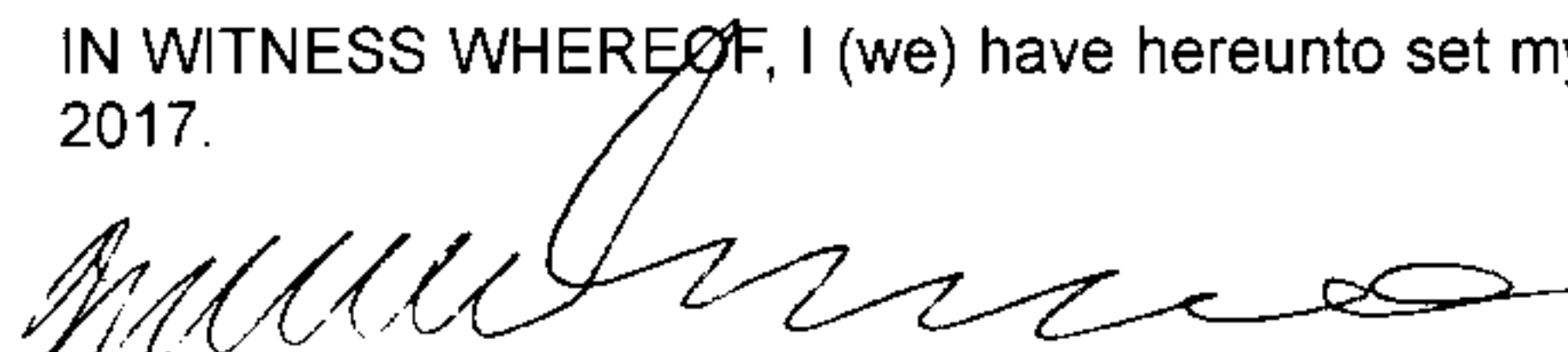
**Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.**

**\$85,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the **19<sup>th</sup>** day of July, 2017.

  
Michael Palmer

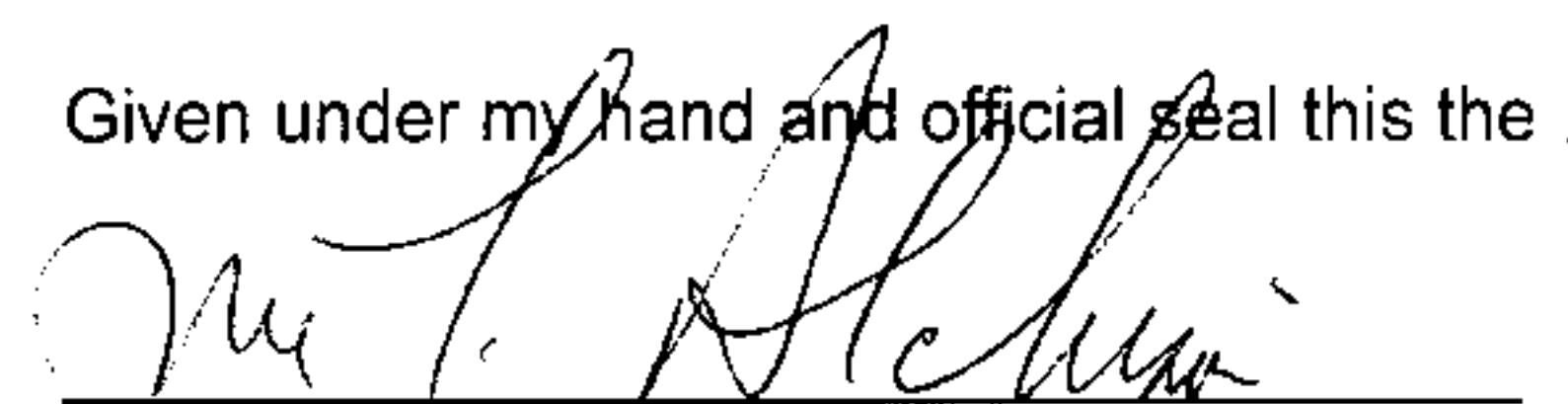
Shelby County, AL 07/24/2017  
State of Alabama  
Deed Tax: \$95.00

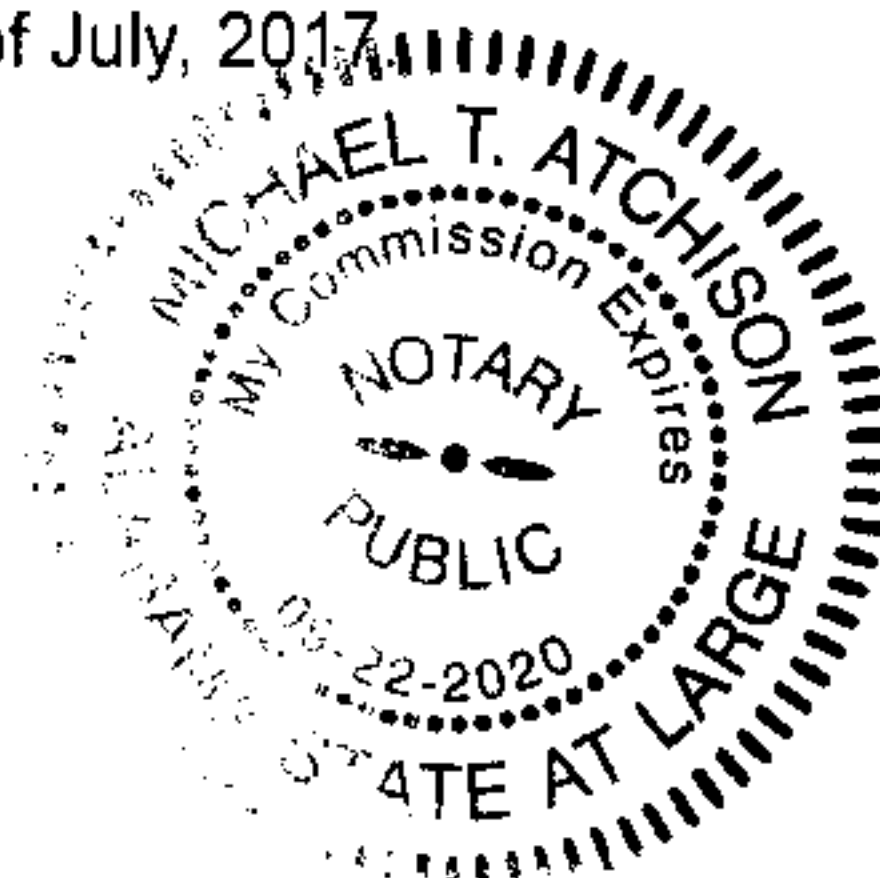
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael Palmer, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **19<sup>th</sup>** day of July, 2017.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Intersection of the South Line of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama and the East R.O.W. line of Alabama Highway 145, 200' R.O.W; thence N13°50'00"E and along said R.O.W. line, a distance of 290.00' to the POINT OF BEGINNING; thence continue along the last described course and R.O.W. line, a distance of 340.00'; thence S73°05'58"E and leaving said R.O.W. line, a distance of 146.08'; thence S71°04'55"E, a distance of 173.70'; thence S29°27'00"E, a distance of 85.23'; thence S85°28'00"W, a distance of 45.46'; thence S06°08'04"W, a distance of 75.75' to a seawall on the edge of Lay Lake; thence S50°34'28"E and along said seawall, a distance of 3.21'; thence S61°42'10"W and along said seawall, a distance of 31.71'; thence S42°58'41"W and leaving said seawall, a distance of 14.04' to a seawall on the edge of Lay Lake; thence S13°30'25"E and along said seawall, a distance of 5.57'; thence S50°11'18"E and along said seawall, a distance of 75.52'; thence S41°16'35"E and along said seawall, a distance of 23.51'; thence N87°09'25"W and leaving said seawall, a distance of 414.19' to the POINT OF BEGINNING.

The lot described hereon is subject to an easement up to the 400 foot contour line

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated July 12, 2017.



20170724000262880 2/3 \$116.00  
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## 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 Palmer  
Mailing Address PO Box 1592  
Columbiana, AL 35051

Grantee's Name Tommy Jones  
JoAnn Jones  
Mailing Address 1708 Formosa Ct  
Dentsville AL 36022


Property Address 27480 Hwy 145  
Wilsonville, AL 35186

Date of Sale July 10, 2017  
Total Purchase Price \$95,000.00  
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

  
20170724000262880 3/3 \$116.00  
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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 July 19, 2017

Unattested

(verified by)

Print Michael Palmer

Sign



(Grantor/Grantee/Owner/Agent) circle one