

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Elaine Hammonds
546 12th Street SW
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170906000325130 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
09/06/2017 10:58:16 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Twenty-Two Thousand and No/100 Dollars (\$122,000.00) and other good and valuable consideration, to the undersigned John L. Jackson, an unmarried widower, (herein referred to as "Grantor"), in hand paid by Elaine Hammonds (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 10, according to the Survey of Sector Two of Falls Acres Subdivision, as recorded in Map Book 5, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights not owned by grantor; (3) Building line(s) as shown by recorded map; (4) Easement(s) as shown by recorded map; (5) Restrictions appearing of record in Deed Volume 243, Page 166, in the Probate Office of Shelby County, Alabama; (6) Right of Way to Shelby County, Alabama, recorded in Deed Volume 72, Page 538, and Deed Volume 234, Page 7, in the Probate Office of Shelby County, Alabama; (7) Right of Way to Board of Revenue Control of Shelby County, Alabama, recorded in Deed Volume 76, Page 324, in the Probate Office of Shelby County, Alabama; (8) Right of Way granted to Alabama Power Company by Instrument recorded in Deed Volume 171, Page 36, and Deed Volume 207, Page 656, in the Probate Office of Shelby County, Alabama; (9) Easement to Plantation Pipeline, as recorded in Deed Volume 112, Page 364, in the Probate Office of Shelby County, Alabama.

John L. Jackson is the surviving grantee of that certain deed recorded in Instrument # 20100331000096180 in the Probate Office of Shelby County, Alabama, the other grantee, Jeraldean Jackson, having died on or about January 4, 2017.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns, forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/06/2017
State of Alabama
Deed Tax: \$122.00

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 30th day of

Aug, 2017.

WITNESS:

[Signature]

John L. Jackson
John L. Jackson

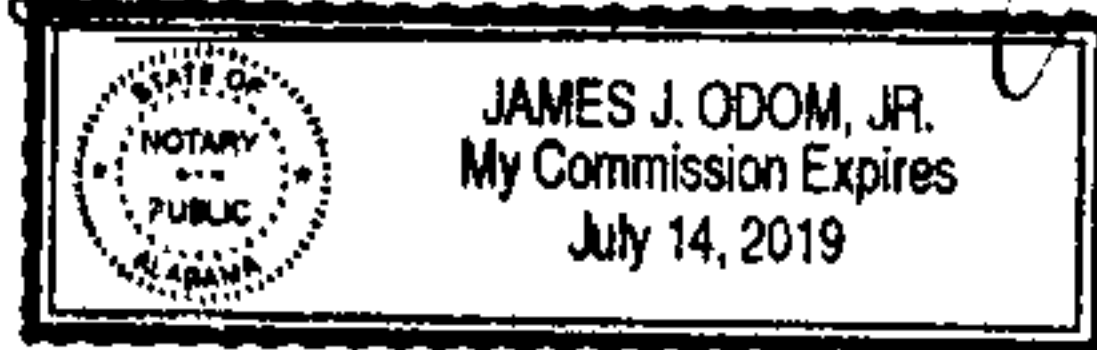
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Jackson, an unmarried widower, 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 conveyance, he executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

My Commission Expires:



20170906000325130 2/3 \$143.00
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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 John L. Jackson
Mailing Address 1580 Highway 35
Pelham, AL 35124

Grantee's Name Elaine Hammonds
Mailing Address 546 12th Street SW
Alabaster, AL 35007

Property Address 546 12th Street SW
Alabaster, AL 35007

Date of Sale August 31, 2017
Total Purchase Price \$ 122,000.00
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


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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 or the assessor's current market value.

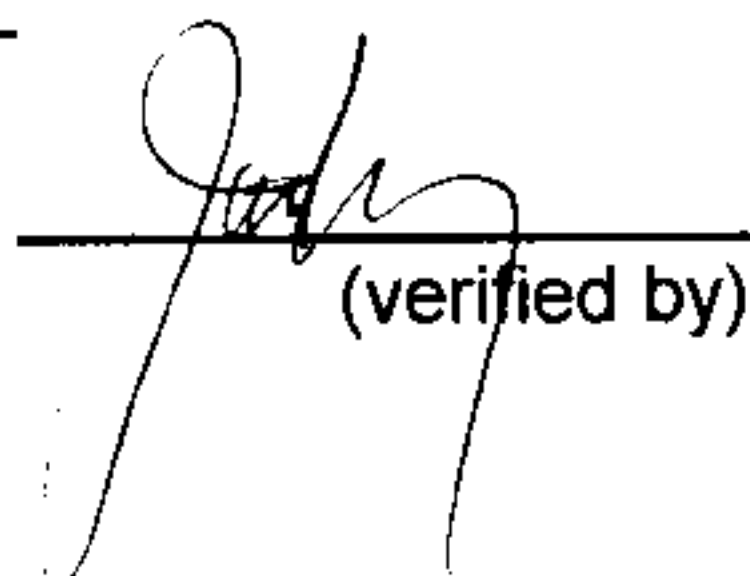
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 August 31, 2017

Print John L. Jackson

☐ Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1