

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

John L. Jackson
1114 Highway 35
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)



20170906000325140 1/3 \$161.00
Shelby Cnty Judge of Probate, AL
09/06/2017 10:59:46 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Forty Thousand and No/100 Dollars (\$140,000.00) and other good and valuable consideration, to the undersigned Charlotte J. Martin, a married woman (herein referred to as "Grantor"), in hand paid by John L. Jackson (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:

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said Quarter-Quarter section a distance of 72.82 feet; thence 75° 30' left and run in a Southwesterly direction a distance of 170.61 feet; thence 22° 29' right and run in a Southwesterly direction, a distance of 644.69 feet; thence 0° 44' right in a Southwesterly direction along the Southeasterly right of way line of Fungo Hollow Road a distance of 208.62 feet to a point; thence an angle left of 6° 37' 15" and run in a Southwesterly direction along said right of way a distance of 72.33 feet; thence an angle left of 95° 29' and run in a Southeasterly direction a distance of 193.61 feet; thence an angle right of 90° 35' and run in a Southwesterly direction a distance of 130.68 feet; thence an angle right of 88° 38' 25" and run in a Northwesterly direction a distance of 202.28 feet; thence an angle right of 94° 21' 35" and run in a Northeasterly direction a distance of 91.75 feet; thence an angle right of 1° 54' and run in a Northeasterly direction a distance of 42.07 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property; (3) Less and except any portion of subject property lying within a road right of way.

This property does not constitute the homestead of Grantor herein.


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

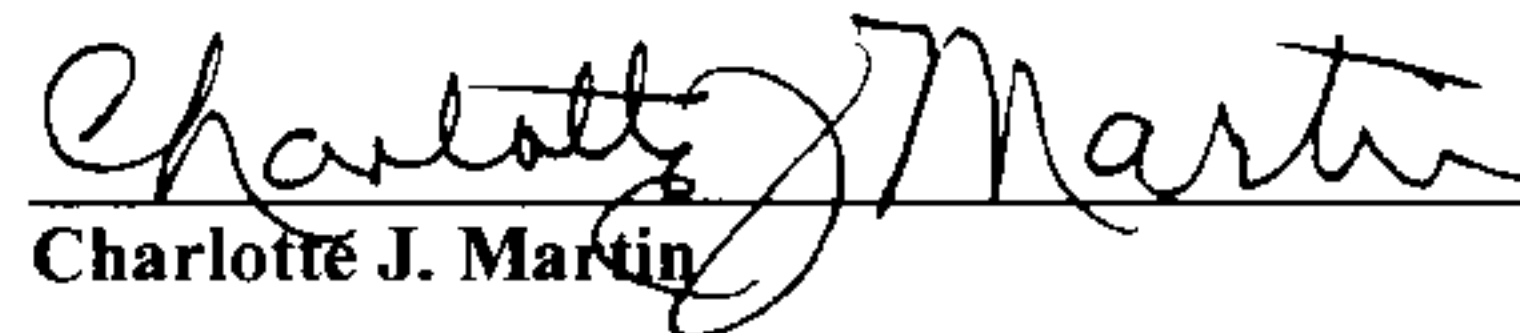
And Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs and assigns, that she is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except

as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 31st day of August, 2017.

WITNESS:




Charlotte J. Martin

STATE OF ALABAMA)
COUNTY OF SHELBY)

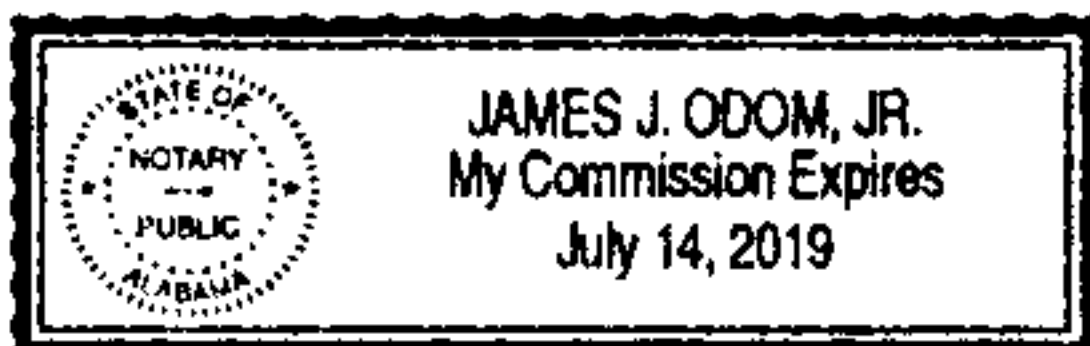
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte J. Martin, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 31st day of August, 2017.



Notary Public

My Commission Expires: _____




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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:
Charlotte J. Martin
Mailing Address:
2205 Highway 35
Pelham, Alabama 35124

Property Address:
1580 Highway 35
Pelham, Alabama 35124

Grantee's Name:
John L. Jackson
Mailing Address:
546 12th Street SW
Alabaster, Alabama 35007

Date of Sale: August 31, 2017
Total Purchase Price or Actual Value or
Assessor's Market Value: \$140,000.00

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 _____
Contract XX _____
Other _____

Appraisal _____
Closing Statement _____

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 applicable.

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 provide 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 Section 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 Section 40-22-1 (h).

Date: 8 - 31 - 17

Form RT-1

Charlotte J. Martin
(verified by Grantor/Grantee/Agent) Circle One
Charlotte J. Martin



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