


This instrument was prepared by:
McBride Richardson, P.C.
J. Calvin McBride, Attorney at Law
225 Grant St. S. E.
Decatur, Alabama 35601

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §


20170922000345860 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
09/22/2017 11:00:59 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I or we, **Jane Ann Ford, a married woman**, (hereafter referred to as Grantors), does hereby grant, bargain, sell and convey unto **P & M Corporation, an Alabama Corporation, and Christina P. Killcreas**, (herein referred to as Grantees), the following described real estate situated in **Shelby County, Alabama**, to-wit:

All of my undivided interest in and to the following: See Exhibit "A" which is attached hereto and incorporated herein by reference as though fully set forth herein.

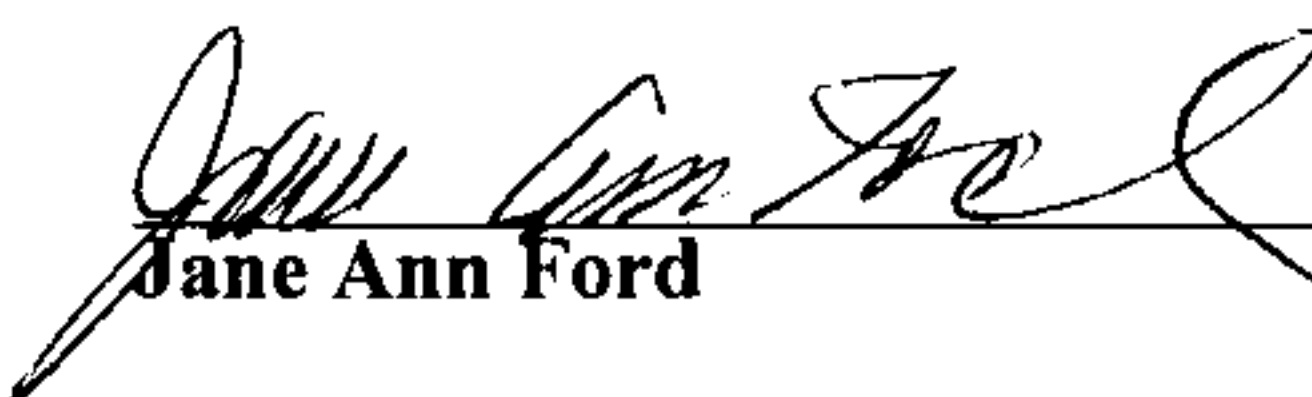
Subject to covenants and restrictions of record, easements, and ad valorem taxes, which are assumed by Grantees. Said property is not the homestead of the Grantor or that of her spouse.

Grantee's address: 2510 College St. SE Decatur, AL 35601

TO HAVE AND TO HOLD to the said Grantees, his, her, their, or its heirs, successors and assigns forever.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators, covenant with the said Grantees, his, her, their, or its heirs, successors and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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, his, her, their, or its heirs, successors and assigns forever, against the lawful claims of all persons.

31st IN WITNESS WHEREOF, I(we) have hereunto set (my) our hand(s) and seal(s) on this the day of August, 2017.


Jane Ann Ford (SEAL)
(SEAL)

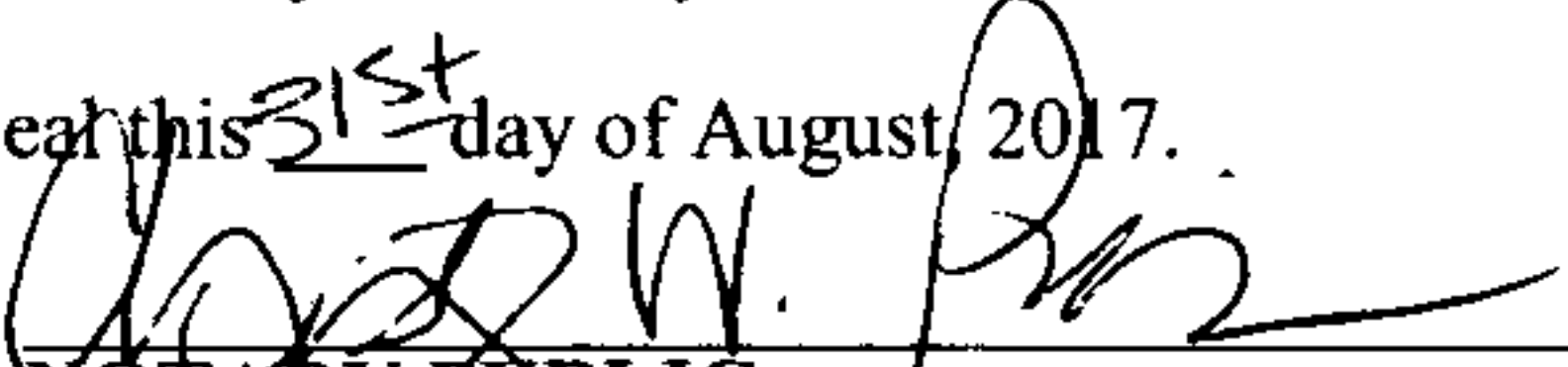
STATE OF ALABAMA §
 §
COUNTY OF MORGAN §

Shelby County, AL 09/22/2017
State of Alabama
Deed Tax: \$22.50

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Jane Ann Ford**, whose name(s) is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 31st day of August, 2017.

(NOTARY SEAL)
My Commission Expires: 11/1/2018
file no :17- (Ford)
DEEDS\INDIV2Corp&Indiv


NOTARY PUBLIC

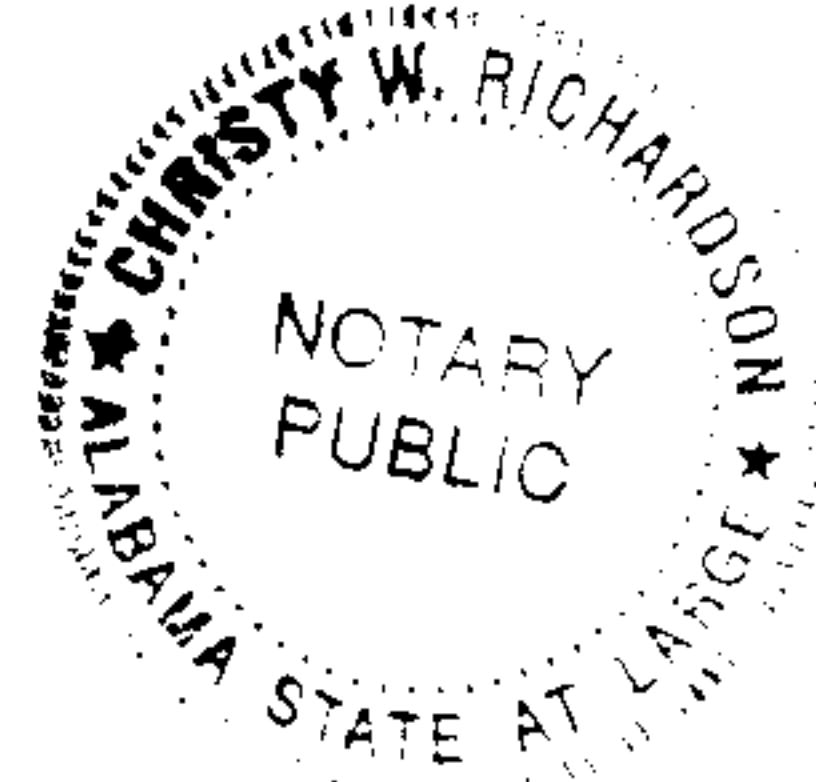


EXHIBIT "A"

Beginning at the SW corner of the NW1/4 of the SW1/4 of the SW1/4 of Section 10, Township 21 South, Range 2 West; thence West along the South line of the N1/2 of the SE1/4 of the SE1/4 of Section 9, Township 21 South, Range 2 West to a point on the east right of way margin of Shady Road; thence in a northeasterly direction along said east right of way margin to a point on the NW corner of the property of Karl Pfeiffer described in the deed recorded as Instrument No. 20080618000248130 in the Probate Records of Shelby County, Alabama, the TRUE POINT OF BEGINNING; thence continue northerly along the east right of way margin of Shady Road to a point on the North line of the N1/2 of the SE1/4 of the SE1/4 of said Section 9; thence east along the North line of the said SE1/4 of the SE1/4 of Section 9 and the North line of the NW1/4 of the SW1/4 of the SW1/4 of said Section 10 to the NE corner of said NW1/4 of the SW1/4 of the SW1/4 of said Section 10; thence South along the East line of the said NW1/4 of the SW1/4 of the SW1/4 to the SE corner of the said NW1/4 of the SW1/4 of the SW1/4; thence West along the South line of said NW1/4 of the SW1/4 of the SW1/4 to a point at the SE corner of the property of Karl Pfeiffer described in the deed recorded as Instrument No. 20080618000248130 in said records; thence North along the east boundary line of the property described in the deed recorded as Instrument No. 20080618000248130 in said records to the NE corner of the property described in said deed; thence West along the north boundary line of the property described in the deed recorded as Instrument No. 20080618000248130 in said records to the NW corner of the property described in said deed and the TRUE POINT OF BEGINNING.



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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 Jane Ford
Mailing Address _____

Grantee's Name PJM Corp
Mailing Address Christina Killcreas
2510 College St SE
Decatur AL 36601

Property Address Undeveloped

Date of Sale 8/31/17

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 22,500

22-2-10-0-000-001.003

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 Tax Office

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 9/22/17

Print Jane Ann Ford

☒ Unattested

(Signature)
(verified by)

Sign Jane Ann Ford
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1