



20171025000387230 1/4 \$52.00
Shelby Cnty Judge of Probate, AL
10/25/2017 12:24:17 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Estate of Floyd Franklin Jones, Jr.,
6530 Highway 17
Helena, Alabama 35022

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Kay Jones, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Estate of Floyd Franklin Jones, Jr., deceased, Probate Case No. PR-2016-000098

(hereinafter referred to as "Grantee") an undivided one-half interest in the following described real estate situated in **Shelby County, Alabama** to-wit:

see Exhibit "A" attached hereto

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

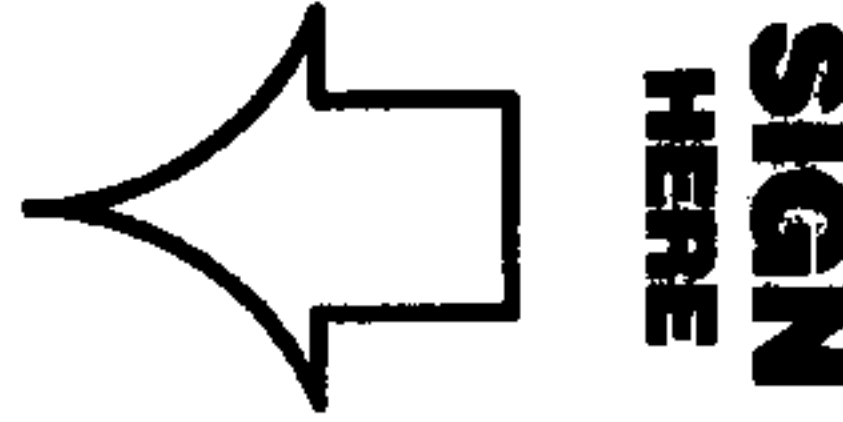
Shelby County, AL 10/25/2017
State of Alabama
Deed Tax \$28.00



20171025000387230 2/4 \$52.00
Shelby Cnty Judge of Probate, AL
10/25/2017 12:24:17 PM FILED/CERT

IN WITNESS WHEREOF, I have set my hand and seal, this ____ day of
October, 2017.

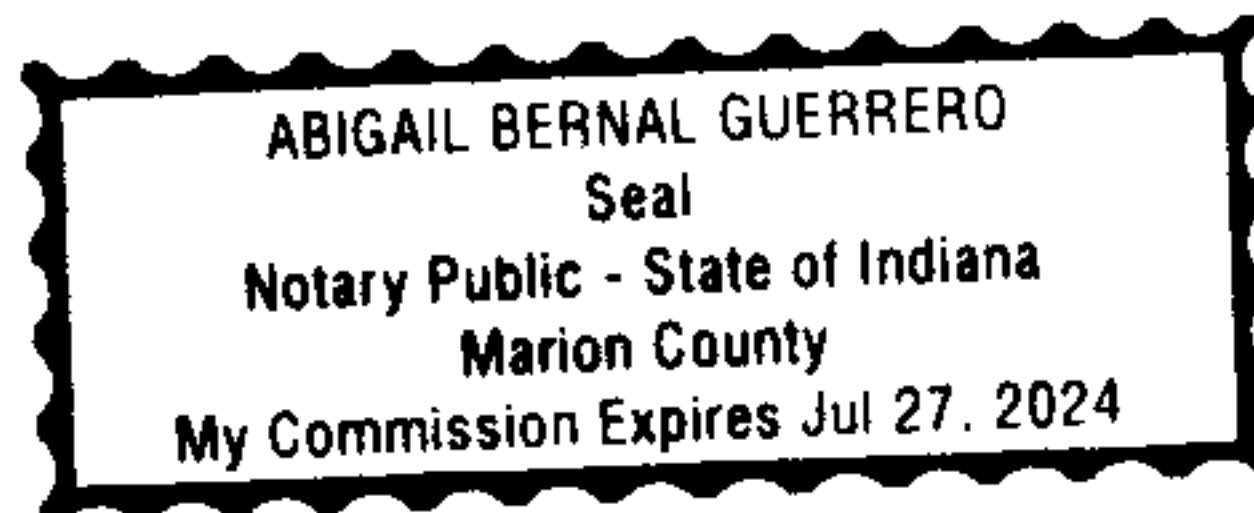
Kay Jones (Seal)
Kay Jones



STATE OF Indiana
Marion COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Kay Jones** 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 official seal this 9 day of October, 2017.



Abell
Notary Public

My Commission Expires: 07/27/2024



20171025000387230 3/4 \$52.00
Shelby Cnty Judge of Probate, AL
10/25/2017 12:24:17 PM FILED/CERT

EXHIBIT A

A parcel of land in the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 33, Thence run East along the North line of said S.W. $\frac{1}{4}$ a distance of 2657.26 feet to the point of beginning. Thence continue last course 1208.88 feet to a point on the west right-of-way of Shelby Co. #17, thence turn right 96 degrees 25 minutes 41 seconds to the tangent of a clockwise curve having a delta angle of 05 degrees 31 minutes 03 seconds and a radius of 3450.0 feet, thence run south along said right-of-way arc 332.23 feet, thence turn right 78 degrees 03 minutes 16 seconds and run west 1143.66 feet, thence turn right 87 degrees 52 minutes 08 seconds and run north 328.07 feet to the point of beginning.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Kay Jones**

Mailing Address: **426 Whisperfield
Murphy, TX 75094**

Date of Sale: **October 17th, 2017**

Total Purchase Price: **\$28,000.00**
Or

Property Address: **see legal description**

Actual Value: \$ _____
Or

Grantee Name: **Estate of Floyd Franklin Jones, Jr.** Assessor's Market Value: \$ _____

Mailing Address: **6530 Highway 17
Helena, AL 35022**

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 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 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: 10/25/17

Print: G. Lamar T. Simmons

Unattested _____
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one