

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
D. Karl Jones
202 Chestnut Circle
Alabaster, AL 35007

STATE OF ALABAMA

20171218000449480

12/18/2017 12:09:17 PM

COUNTY OF SHELBY

DEEDS 1/3

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **CONNIE JONES, a married woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **D. KARL JONES** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

D. KARL JONES is one and the same person as DWAYNE KARL JONES.

This deed is pursuant to Final Decree of Divorce under Case Number DR 2017-90678.00, in Shelby County, Alabama.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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 the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 29th day of November, 2017.



CONNIE JONES

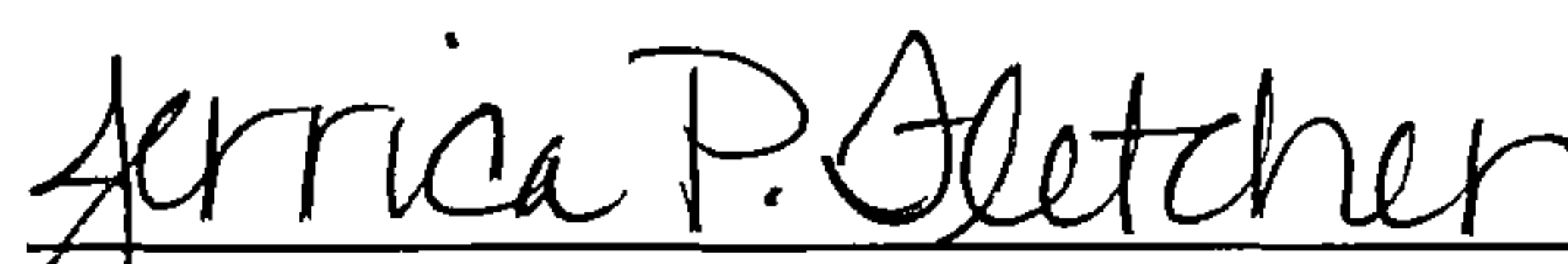
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CONNIE 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2017.

JERRICA P. FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2021



Notary Public
My Commission Expires: 5-1-21

EXHIBIT "A"

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Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 21 South, Range 3 West; thence run Northerly along East line of said 1/4-1/4 for a distance of 1,333.25 feet to the Northeast corner of said 1/4-1/4; thence turn an angle to the left of 125 degrees 33 minutes 32 seconds for a distance of 104.09 feet to the point of beginning; thence continue along last described course for a distance of 401.59 feet to the right of way of a public road; thence turn an angle to the right of 83 degrees 43 minutes 00 seconds and run along said right of way for a distance of 219.24 feet to the point of beginning of a curve to the right having a central angle of 79 degrees 46 minutes 18 seconds and a radius of 25 feet; thence run along arc of said curve for a distance of 34.81 feet to the end of said curve; thence continue along said right of way for a distance of 112.23 feet to the point of beginning of a curve to the right having a central angle of 34 degrees 06 minutes 51 seconds and a radius of 660.01 feet; thence run along arc of said curve for a distance of 392.97 feet to the end of said curve; thence turn an angle to the right as measured from chord of 107 degrees 03 minutes 25 seconds for a distance of 287.46 feet to the point of beginning. Being in the Southwest 1/4 of Southeast 1/4 of section 13, Township 21 South, Range 3 West, Shelby County, Alabama.

PARCEL NO.: 23-6-24-0-000-001.053

Real Estate Sales Validation Form

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

Grantor's Name Connie Jones
Mailing Address 1309 Caliston Way Pelham, AL 35124

Grantee's Name D. Karl Jones
Mailing Address 202 Chestnut Circle Alabaster, AL 35007

Property Address 202 Chestnut Circle Alabaster, AL 35007

Date of Sale 11/29/2017
Total Purchase Price \$
Or
Actual Value \$

20171218000449480 12/18/2017 12:09:17 PM DEEDS 3/3 Or
Assessor's Market Value \$ 166,730.00

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 Appraisal
Sales Contract X Other 1/2 Value Under
Closing Statement Parcel 23-6-24-0-000-001.053

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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/18/2017 12:09:17 PM
\$188.00 CHERRY
20171218000449480

Handwritten signature