

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Sondra Bailey
19 Acres on Hwy 30
AL 35051

WARRANTY DEED

STATE OF ALABAMA)	20180418000129970
)	04/18/2018 10:35:20 AM
SHELBY COUNTY)	DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Four Thousand And No/100 Dollars (\$104,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Mildred H. Jones and Estate of Donald Allen Jones (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Sondra Bailey (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

The East 1/2 of the NW 1/4 of the NW 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Mildred H. Jones having died on or about January 1, 2015

James E. Jones having died on or about October 12, 1996

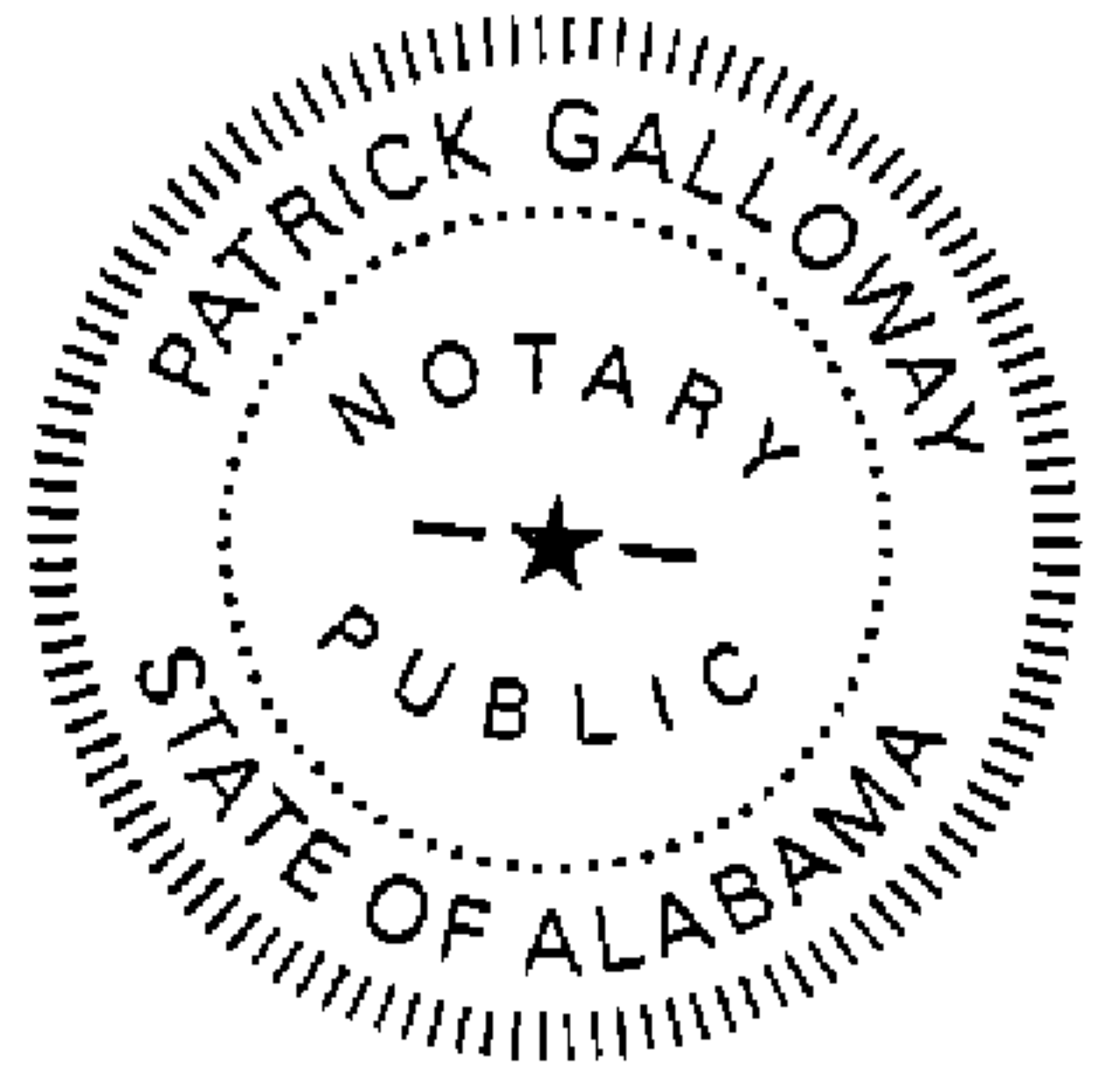
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 16, 2018.

Estate of Mildred H. Jones

BY: James Randall Jones Personal Representative
James Randall Jones, Personal Representative



STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Randall Jones** whose name as **Personal Representative of the Estate of Mildred H. Jones**, 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 and in his capacity on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on 16 day of April, 2018.

[Signature]
Notary Public
My commission expires: 10-4-21

By: James Randall Jones
James Randall Jones, Individually

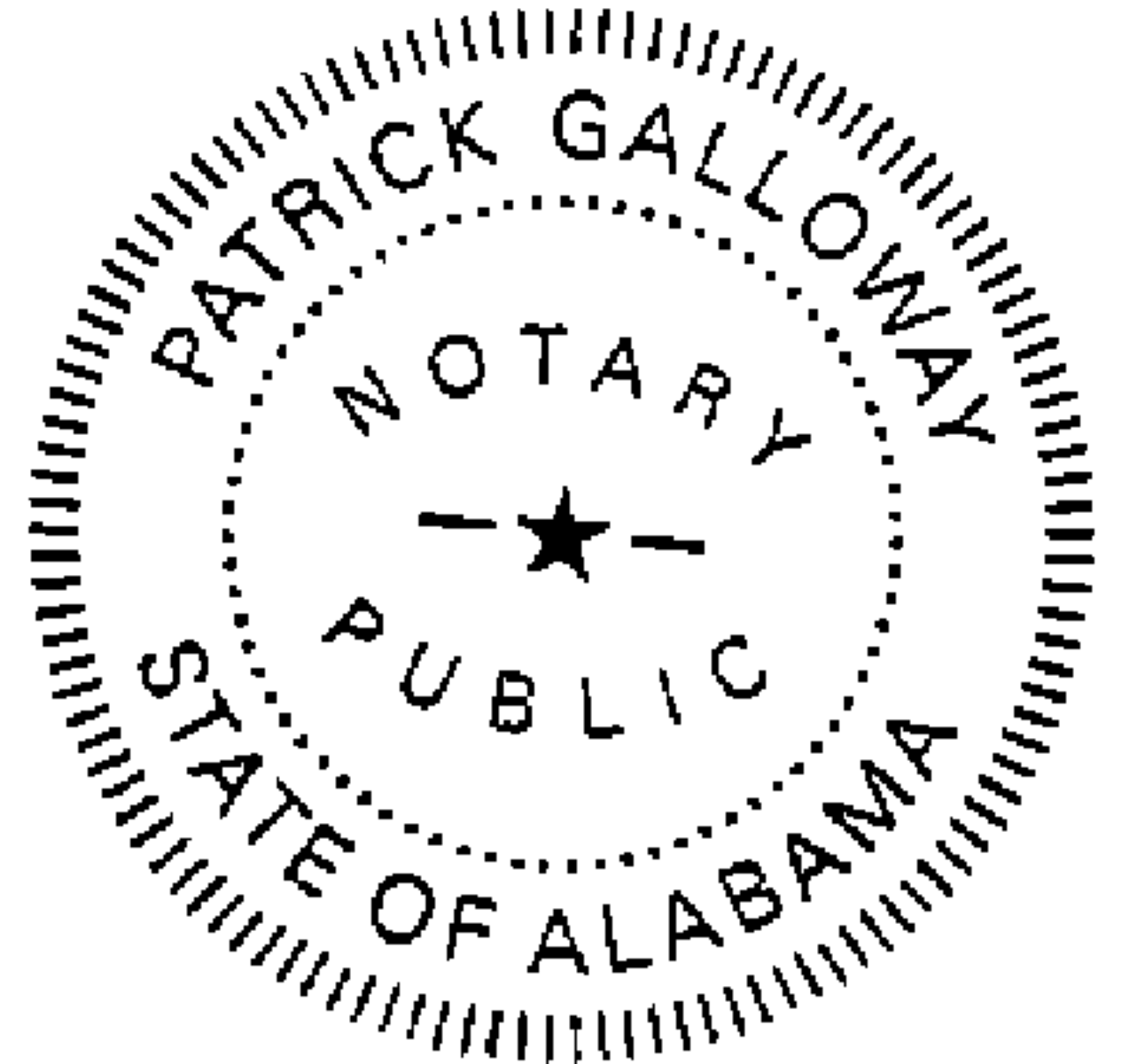
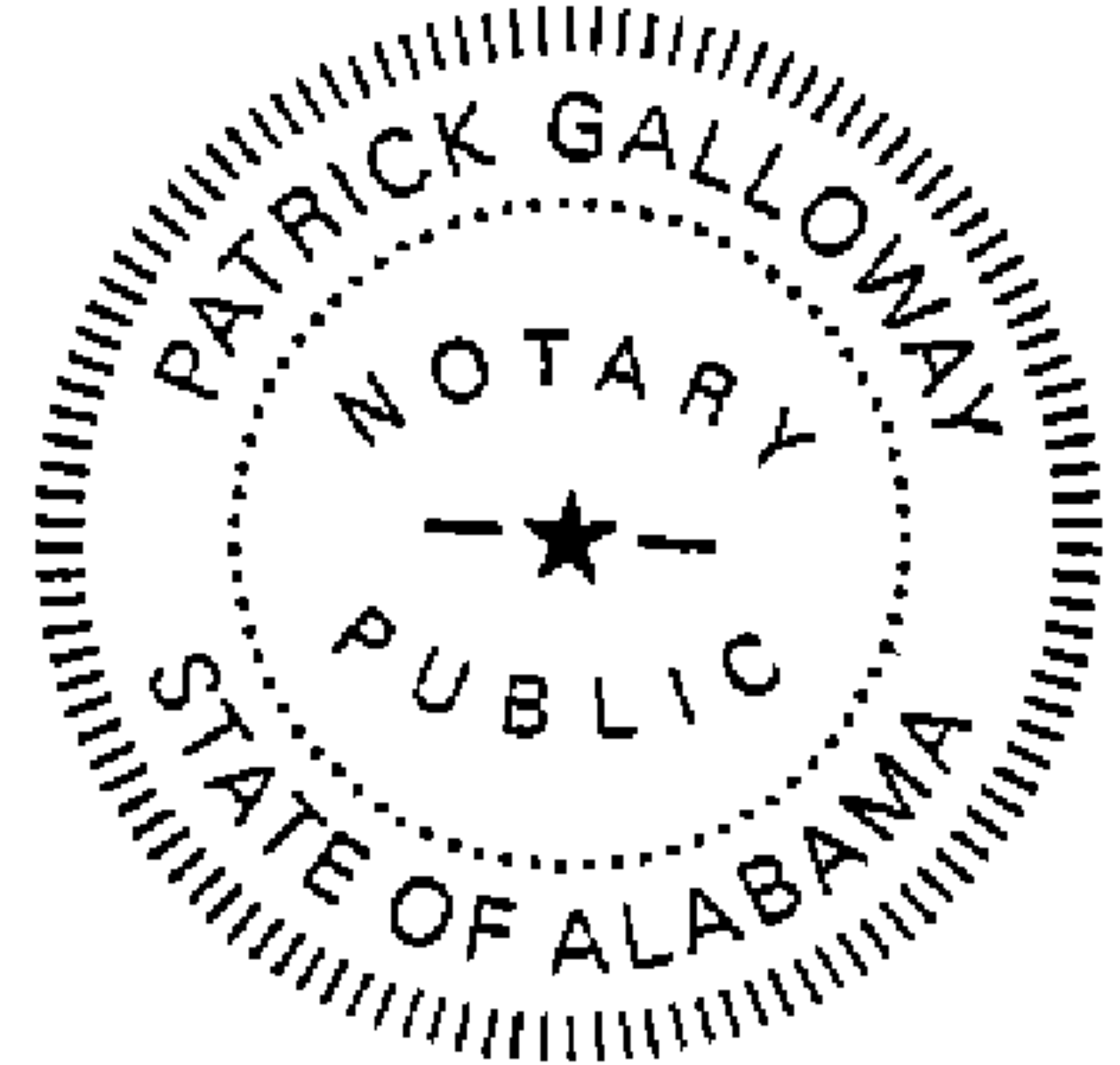
BY: Gregory Joe Jones
Gregory Joe Jones, Individually

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Randall Jones** and **Gregory Joe 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 he executed the same voluntarily on the day the same bears date as the act of and on behalf of said Estate.

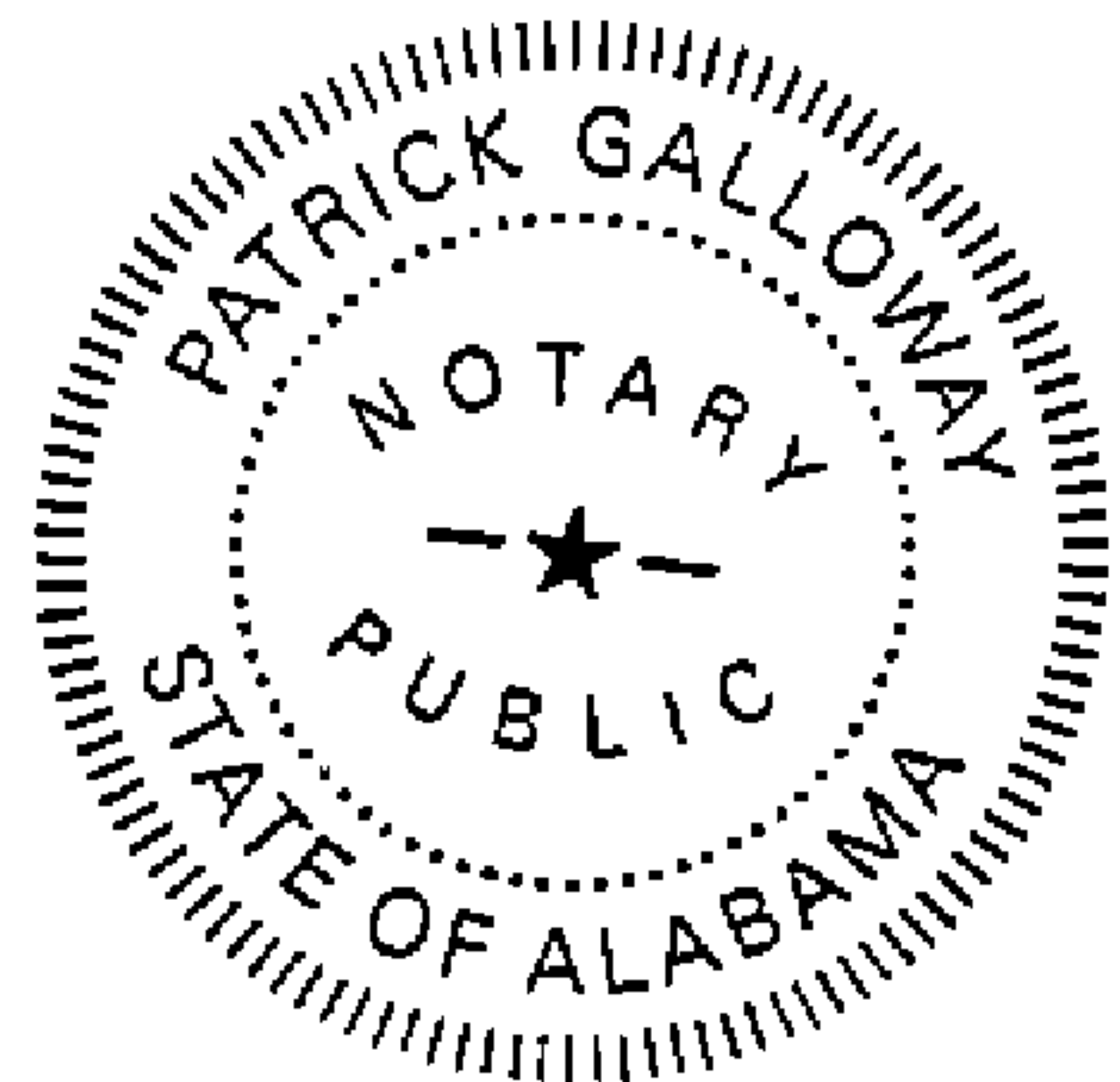
Given under my hand and official seal on 16 day of April, 2018.

[Signature]
Notary Public
My commission expires: 10-4-21



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 16, 2018
Estate of Mildred H. Jones

By: Gregory Joe Jones
Gregory Joe Jones, Individually



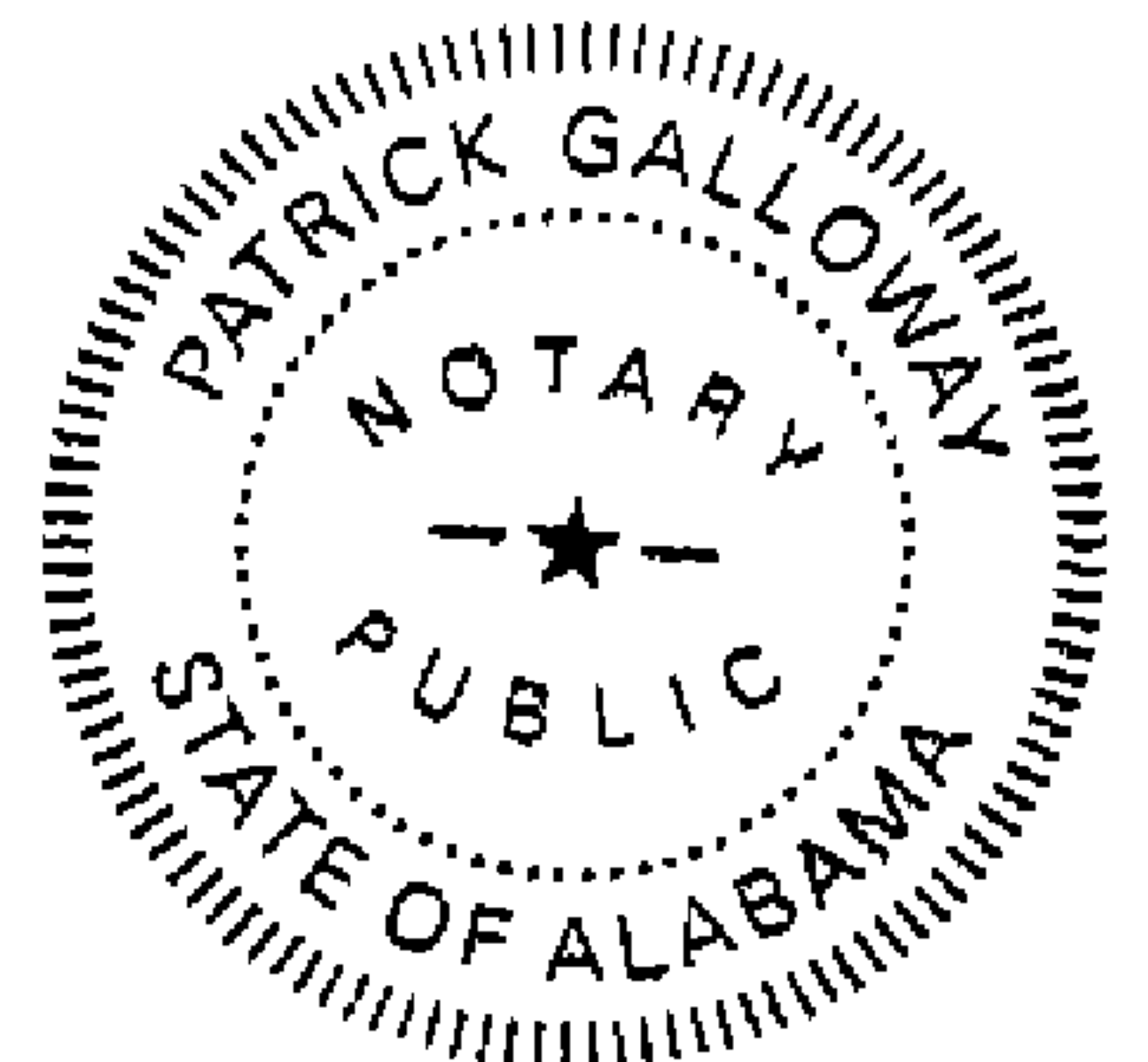
By: James Randall Jones, Personal Representative
James Randall Jones, Personal Representative
By: Gregory Joe Jones, Personal Representative
Gregory Joe Jones, Personal Representative

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Randall Jones and Gregory Joe Jones** whose names as **Personal Representatives of the Estate of Donald Allen Jones**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily and in their capacity on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on 16 day of April, 2018.

[Signature]
Notary Public
My commission expires:



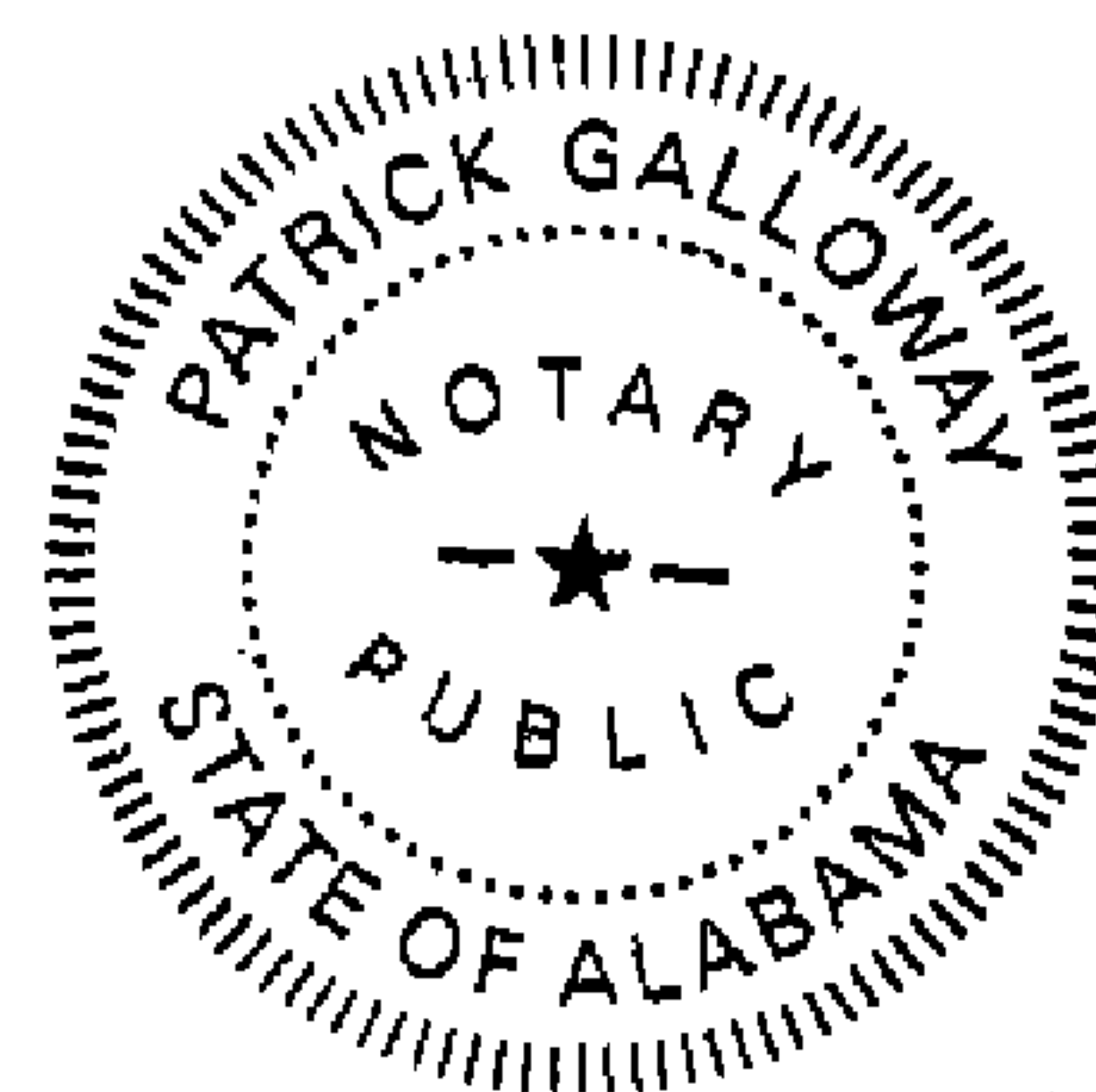
By: Laura Whitney Jones
Laura Whitney Jones, Individually

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Laura Whitney 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 as the act of and on behalf of said Estate.

Given under my hand and official seal on 16 day of April, 2018.

[Signature]
Notary Public
My commission expires: 12-20-21



Real Estate Sales Validation Form

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

Grantor's Name Estate of Mildred H. Jones and
Estate of Donald Allen Jones

Grantee's Name Sondra Bailey

Mailing Address 180 Old Orchard Loop
Deatsville AL 36022Mailing Address 180 Old Orchard Loop
Deatsville, AL 36022Property Address 19 Acres on Hwy 30
AL 35051Date of Sale April 16, 2018
Total Purchase Price \$104,000.00or
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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Estate of Mildred H. Jones and Estate of Donald Allen Jones, . .

Grantee's name and mailing address - Sondra Bailey, 180 Old Orchard Loop, Deatsville, AL 36022.

Property address - 19 Acres on Hwy 30, AL 35051

Date of Sale - April 16, 2018.

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: April 16, 2018

Sign Sondra Bailey
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/18/2018 10:35:20 AM
\$128.00 CHERRY
20180418000129970

James W. Fuhrmeister