Send Tax Notice To: Lori Jones Blair 2823 Hwy. 16 Calera, AL 35040

## EXECUTRIX'S DEED

STATE OF ALABAMA		
	)	
COUNTY OF SHELBY	)	

Know all men by these presents, that in consideration of the sum of Ninety-One Thousand Twenty Dollars and 00/100, (\$ 91,020.00), the receipt of sufficiency of which are hereby acknowledged, that Pamela Jones, as Executrix of the Estate of Johnny Jones, Jr., a deceased person, having died testate on or about 24 November, 2017, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2018-36, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to Lori Jones Blair, hereinafter known as the GRANTEE;

Lot 13 in Fancher's Subdivision, of a portion of Section 3, Township 24 North, Range 22 East, according to map as recorded in Map Book 4, on page 31, in the Probate Office of Shelby County, Alabama.

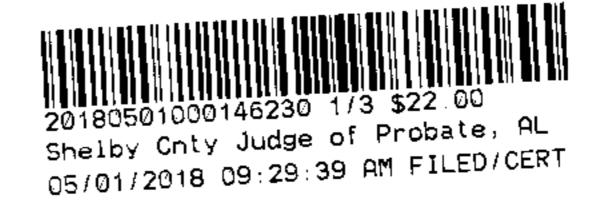
Carol D. Jones predeceased the Johnny Jones, Jr., having died on or about 20 May, 2014.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 092, Page 16. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.



IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
PAMELA JONES, as Executrix of the Estate of Johnny Jones, Jr., a deceased person Shelby County, Alabama Probate Court Case No: PR-2018-36
STATE OF ALABAMA )  COUNTY OF SHELBY )  I, the undersigned, a Notary Pubic in and for said State, do hereby certify that <i>Pamela Jones</i> , as Executrix of the Estate of Johnny Jones, Jr., a deceased person, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.
Given under my hand and official seal of office on this the
This Instrument Prepared By: Clint C. Thomas, P.C.
Attorney at Law P.O. Box 1422

Calera, AL 35040

20180501000146230 2/3 \$22.00 Shelby Cnty Judge of Probate, AL 05/01/2018 09:29:39 AM FILED/CERT

## Real Estate Sales Validation Form

Madi Patara atida Atilianini i Allii					
This	Document must be filed in accord	lance with Code of Alabama 19	75, Section 40-22-1		
Grantor's Name	Johny Janes Jn.	Grantee's Name	Nai a Dlan		
Mailing Address	0240 Hicks Street	Mailing Address	28'23 Huy 16		
	Montevallo Al	•	Calea al		
	35115		35040		
	• • • • • • • • • • • • • • • • • • •		$\leq 1.1.0$		
Property Address	240 Hicks Street	Date of Sale	81110		
	montevallo Al	Total Purchase Price	\$ 91,020		
	35115	or	<b>,</b>		
		Actual Value	\$		
		or			
		Assessor's Market Value	\$		
-			<del>_</del>		
•	document presented for record this form is not required.	dation contains all of the rec	quired information referenced		
		nstructions			
	d mailing address - provide their current mailing address.	e name of the person or pe	rsons conveying interest		
Grantee's name au to property is being	nd mailing address - provide the conveyed.	ne name of the person or pe	ersons to whom interest		

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 <u>Code of Alabama 1975</u> § 40-22-1 (h).

l 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\_5-} 48

Unattested

20180501000146230 3/3 \$22.00 Shelby Cnty Judge of Probate, AL

05/01/2018 09:29:39 AM FILED/CERT

Sign

Print

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1