


**Prepared without benefit of Current Survey or Title Work**

This instrument prepared by:

**William T. Harrison, Sr.**  
**Attorney at Law**  
**106 S. Main Street**  
**Post Office Box 902**  
**Columbiana, Alabama 35051**  
**(205) 669-6701**  
( [williamtharrison@bellsouth.net](mailto:williamtharrison@bellsouth.net) )

SEND TAX NOTICE TO:

**Jimmy Lee Edwards**  
**P. O. Box 427**  
**Alabaster, Alabama 35007**

  
20180501000147970 1/3 \$64.50  
Shelby Cnty Judge of Probate, AL  
05/01/2018 03:48:58 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

Shelby County, AL 05/01/2018  
State of Alabama  
Deed Tax:\$43.50


**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **ONE & 00/100 (\$1.00)** Dollars and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Jimmy Lee Edwards**, a widower, does hereby grant, bargain, sell and convey unto **Jimmy Lee Edwards**, a widower, and his daughter, **Stella McDavid Johnson**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Beginning at the northwest corner of the NE 1/4 of the NW 1/4 of Section 1, Township 21 south, Range 3 west, Shelby County, Alabama and run thence east along the north line of said 1/4-1/4 a distance of 210.00' to a point, thence turn a deflection angle of 90 degrees, 00 minutes, 00 seconds right and run south a distance of 150.00' to a point, thence turn a deflection angle of 100 degrees, 36 minutes, 43 seconds right and run northwesterly a distance of 109.73' to a point, thence turn a deflection angle of 41 degrees, 11 minutes, 29 seconds right and run northwesterly a distance of 165.15' to the point of beginning, containing 0.50 of an acre and marked on each corner with a steel rebar pin. Property is subject to any and all easements, right of way, restrictions and/or limitations of probated record of applicable law.

**TO HAVE AND TO HOLD** to the said **Jimmy Lee Edwards**, a widower, and his daughter, **Stella McDavid Johnson** for and during their joint lives as joint tenants and upon the

death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

**IN WITNESS WHEREOF,** I have hereunder set my hand and seal, this the 27<sup>th</sup> day of April, 2018.

  
Jimmy Lee Edwards,  
Grantor

**STATE OF ALABAMA,  
SHELBY COUNTY,**

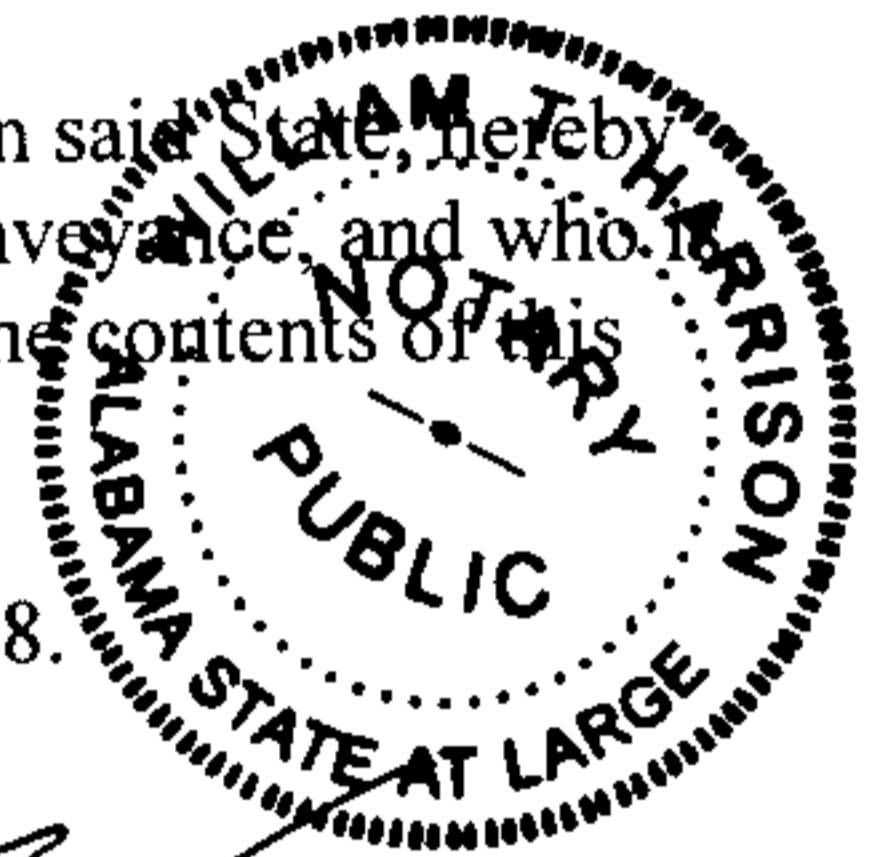
**ACKNOWLEDGMENT**


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jimmy Lee Edwards**, 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 deed, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of April, 2018.

  
Notary Public

My Commission Expires: 11-28-19



  
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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 JIMMY LEE EDWARDS Grantee's Name JIMMY LEE EDWARDS and  
Mailing Address P. O. Box 427 Mailing Address STELLA McDAVID JOHNSON  
Alabaster, Alabama P. O. Box 427  
35007 Alabaster, Alabama  
35007

Property Address Part of the NE1/4-NW1/4 Date of Sale 4-27-18  
Sec. 1, Township 21 south Total Purchase Price \$  
Range 3 west, or  
Shelby County, Alabama Actual Value \$  
or  
Assessor's Market Value \$ 86,600 1/4 = 43,300

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 Tax Assessors Notice  
☐ 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 § 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 4-27-18

Print JIMMY LEE EDWARDS

Unattested

(verified by)

Sign

*Jimmy Lee Edwards*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1