

20180606000199850 1/5 \$47.00
Shelby Cnty Judge of Probate, AL
06/06/2018 03:09:44 PM FILED/CERT

County Division Code: AL040
Inst. # 2018055705 Pages: 1 of 4
I certify this instrument filed on
5/31/2018 9:23 AM Doc: D
Alan L. King, Judge of Probate
Jefferson County, AL. Rec: \$25.00
DeedTx: \$226.50
Clerk: DAVENPORT

Send Tax Notices To:
Margaret J. Finn
304 Highland Circle
Sylacauga, AL 35150

WARRANTY DEED

STATE OF ALABAMA

)

)

)

JEFFERSON AND SHELBY COUNTIES)

**KNOW ALL PERSONS BY THESE
PRESENTS THAT,**

For and in consideration of Four Hundred Forty Thousand Dollars (\$440,000.00) and other good and valuable consideration to the undersigned, **VANNOY M. JONES** (herein referred to as the "Grantor"), in hand paid by **FINN FAMILY INVESTMENT, LTD**, an Alabama limited partnership (herein referred to as the "Grantee"), the receipt and sufficiency whereof is acknowledged: The Grantor does hereby grant, bargain, sell and convey all of his right title and interest in and to the following described real estate, situated in Shelby and Jefferson Counties, Alabama, to-wit:

A parcel of land located in the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the Northeast corner of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Section 25, thence in an Easterly direction along the North line of said Section 25, a distance of 82 feet to a point in the center of the Little Cahaba River; thence in a Southerly direction along said center of the Little Cahaba River a distance of 365 feet, more or less, to a point, said point being 360.82 feet South of, measured perpendicular from the North line of said Section 25; thence in a Westerly direction along a line parallel to the North line of said Section 25, a distance of 917.41 feet to a point on the Northeasterly right of way line of an existing County Road; thence $50^{\circ}00'46''$ right, in a Northwesterly direction along said right of way line, a distance of 293.78 feet to the beginning of a curve to the left having a radius of 680 feet; thence in a Northwesterly direction along said curve and right of way line, a distance of 206.38 feet to the intersection with the North line of said Section 25; thence $147^{\circ}22'34''$ right from tangent to said curve in an Easterly direction along the North line of said Section 25, a distance of 1,193.89 feet to the Point of Beginning.

EXCEPT the following described parcel:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 18 South, Range 2 West; thence in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1,010.90 feet to the Point of Beginning; thence $154^{\circ}41'22''$ left in a Southeasterly direction, a distance of 140.53 feet; thence $24^{\circ}45'58''$ right, in a Southeasterly direction, a distance of 300.00 feet; thence $122^{\circ}50'$ right, in a Southwesterly direction a distance of 200.00 feet to a point in the Northeasterly right of way line of Cahaba Beach Road; thence $57^{\circ}10'$ right, in a Northwesterly direction along said right of way line, a distance of 233.39 feet to the beginning of a curve to the left, having a radius of 677.97 feet and a central angle of $17^{\circ}26'33''$; thence in a Northwesterly direction along said curve and right of way line a distance of 206.39 feet to a point in the Northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence $147^{\circ}21'57''$ right from tangent to said curve and along the

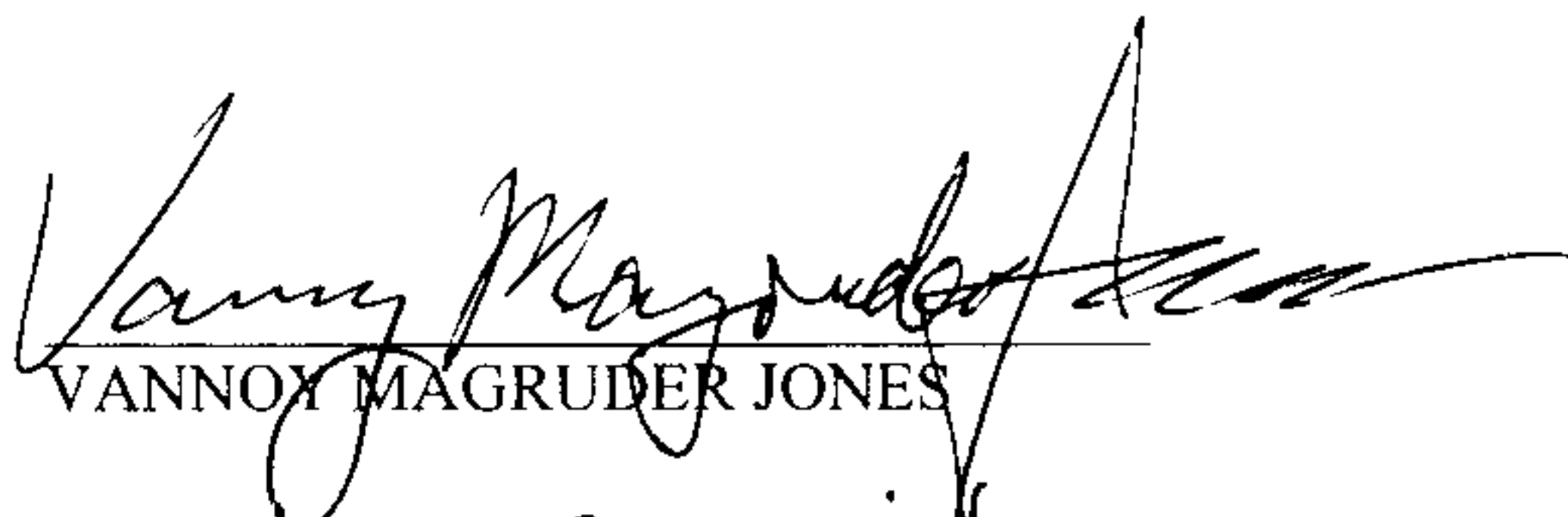
Northerly line of said ¼ - ¼ section a distance of 183.00 feet to the Point of Beginning.

The above described property does not constitute the homestead of the Grantor, or the Grantor's spouse.

TO HAVE AND TO HOLD, to the Grantee, its successors and assigns, forever.

And Grantor does, for himself and for his heirs, executors and administrators, covenant with the said grantee, their successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances, except current ad valorem taxes and as noted above; and that he has a good and present right to sell and convey the same as aforesaid; that he will, and her heirs, executors and administrators shall forever warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this the 21st day of MAY 2018


VANNOY MAGRUDER JONES

ACKNOWLEDGMENT

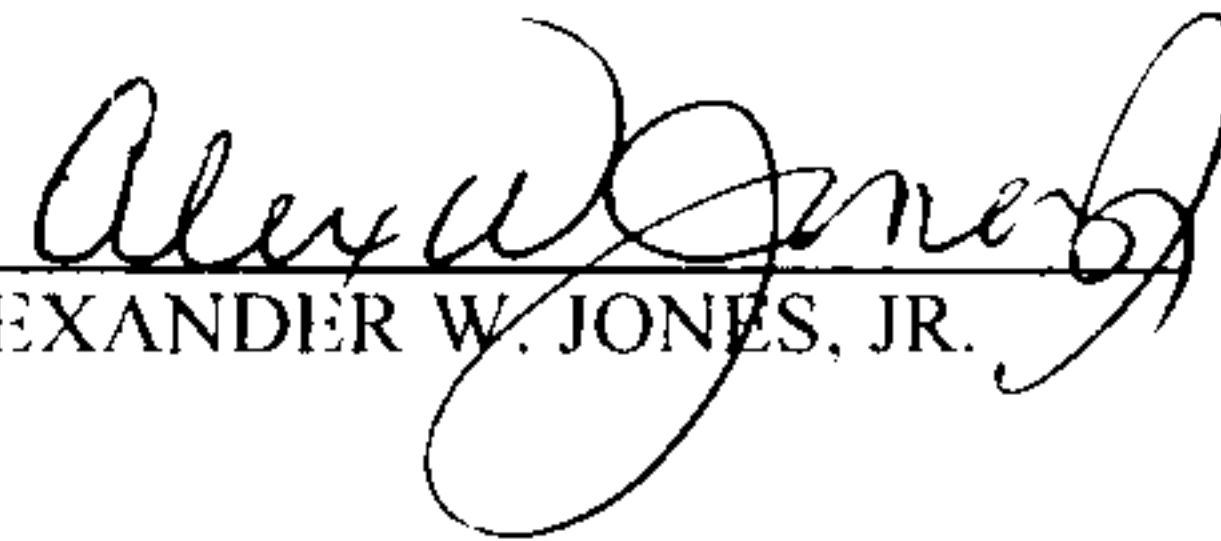
a married man

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Vannoy M. Jones**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the same, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 21st day of May, 2018.


Notary Public
My Commission Expires: 4-26-2021



ALEXANDER W. JONES, JR.


ACKNOWLEDGMENT

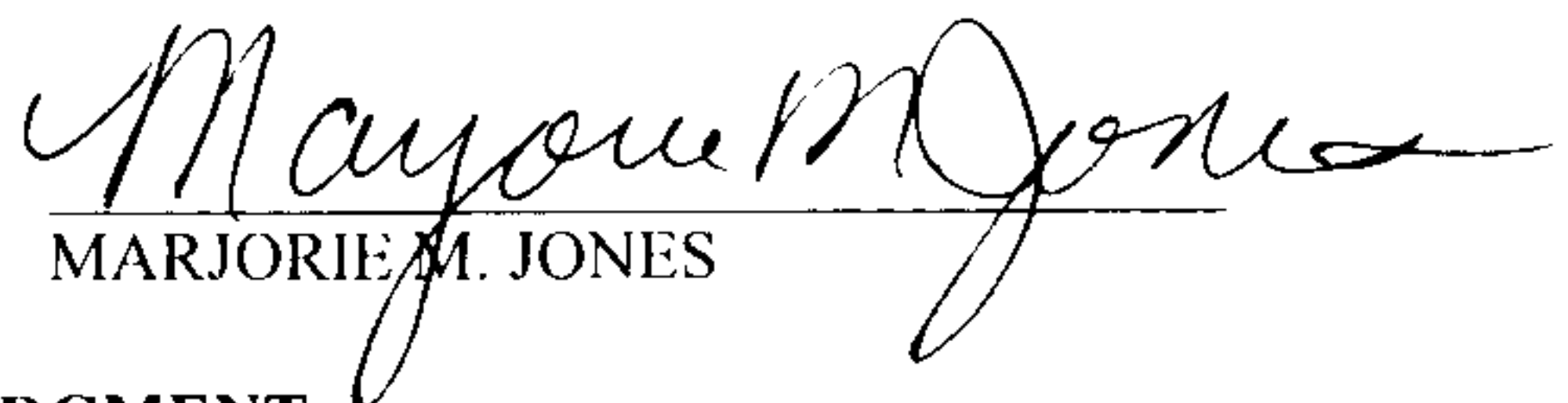
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Alexander W. Jones, Jr.** whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the same, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 23 day of May, 2018.


Notary Public
My Commission Expires: 5/11/2021


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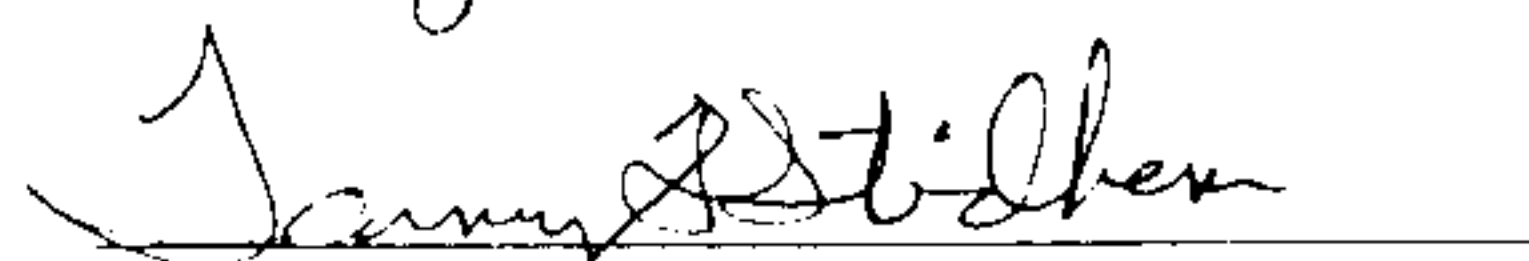

MARJORIE M. JONES

ACKNOWLEDGMENT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Marjorie M. Jones**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the same, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 23 day of May, 2018.


Notary Public
My Commission Expires: 5/11/2021

Real Estate Sales Validation Form

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

Grantor's Name Von M. Jones
Mailing Address 4021 Cahaba Beach Road
Birmingham AL 35242

Grantee's Name Finn Family Investment, Ltd
Mailing Address 304 Highland Circle
Sylacauga, AL 35150

Property Address 4021 Cahaba Beach Rd
Birmingham AL 35242

Date of Sale 5/21/18
Total Purchase Price \$ _____
or
Actual Value \$ 226,100.00
or
Assessor's Market Value \$ 215,600

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 5-24-18

Print Alex W. Jones, Jr.

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

Unattested

(verified by)



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Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name Van M. Jones
Mailing Address 4021 Cahaba Beach Rd
Birmingham, AL 35242

Grantee's Name Fim Family Investment, Ltd.
Mailing Address 304 Highland Circle
Sylacauga, AL 35150

Property Address _____

Date of Sale 5/21/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 20,000

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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.

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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 5/29/18

Print Alexander W. Jones, Jr.

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1