

This Instrument was Prepared by:

Send Tax Notice To: Colton Jones
Nylee Jones

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-18-24706

84 Hwy 97
Columbiana, AL 35051

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Six Thousand Dollars and No Cents (\$136,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Janice Oliver, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Colton Jones and Nylee Jones**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to all 2018 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$131,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of July, 2018.



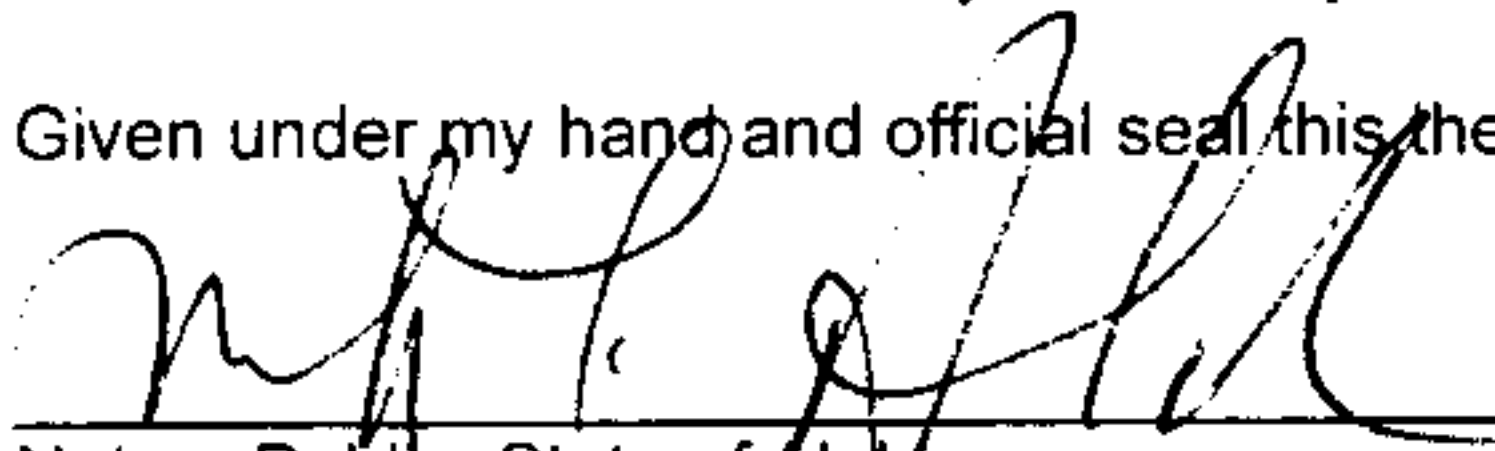
Janice Oliver

State of Alabama

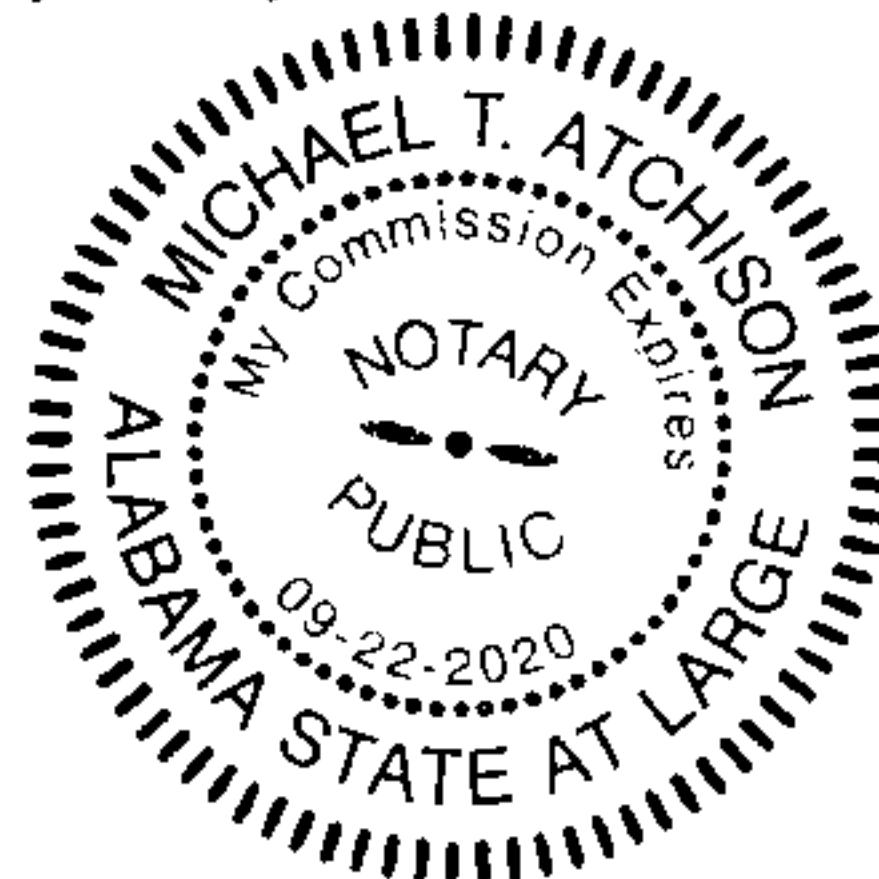
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Janice Oliver, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of July, 2018.



Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 07/26/2018
State of Alabama
Deed Tax: \$5.00




20180726000266880 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/26/2018 10:19:34 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the SW quarter of the SE quarter of Section 32, Township 21 South, Range 1 West; thence proceed in a northerly direction along the East boundary line of said quarter-quarter section for a distance of 231.0 feet to a point; thence turn an angle of 92 degrees 04 minutes 02 seconds to the left and run for a distance of 667.46 feet to a point; thence turn an angle of 92 degrees 03 minutes 45 seconds to the right and run for a distance of 186.78 feet to a point being the point of beginning of the parcel of land herein described; thence continue in the same direction for a distance of 88.0 feet to a point; thence turn an angle of 116 degrees 06 minutes 45 seconds to the left and run for a distance of 566.91 feet to a point, being a point 30 feet Northeast of the centerline of County Highway #97; thence turn an angle of 121 degrees 45 minutes 49 seconds to the left and run for a distance of 135.0 feet to a point, also being a point 30 feet Northeast of said centerline of said County Route 97; thence turn an angle of 62 degrees 42 minutes 36 seconds to the left and run for a distance of 458.52 feet to the point of beginning; being in the SW quarter of the SE quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT land described in Inst. No. 2015022000053660, recorded in Probate Office of Shelby County, Alabama.


20180726000266880 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/26/2018 10:19:34 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Janice Oliver	Grantee's Name	Colton Jones
Mailing Address	<u>432 MERIWEATHER LN</u> <u>CALERA, AL 35040</u>	Mailing Address	<u>Nylee Jones</u> <u>84 Highway 97 .</u> <u>Columbiana, AL 35051</u>
Property Address	<u>84 Highway 97 .</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 23, 2018</u>
		Total Purchase Price	<u>\$136,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 July 23, 2018

Print Janice Oliver

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one


20180726000266880 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
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Form RT-1