

Send tax notice to:  
Anthony Jones & Rebecca Jones  
480 Highway 107  
Montevallo, AL 35115  
PEL1800579

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars (\$169,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Randy E. McGraw and Peggy S. McGraw, Husband and Wife, whose mailing address is:** 432 Wynlake Lane, Alabaster AL 35007 (hereinafter referred to as "Grantors"), by **Anthony Jones and Rebecca Jones** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of NE 1/4 of NE 1/4, Section 1, Township 22 South, Range 3 West, situated in Shelby County, Alabama; thence east a distance of 439.10 feet; thence South a distance of 695.71 feet to the center of Spring Creek; thence in a westerly direction along the center of Spring Creek a distance of 490.4 feet to the west line of said Quarter-Quarter; thence North 4 deg. 16 min West a distance of 563.25 feet to the point of beginning. There is excepted herefrom the North 210 feet of said parcel.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

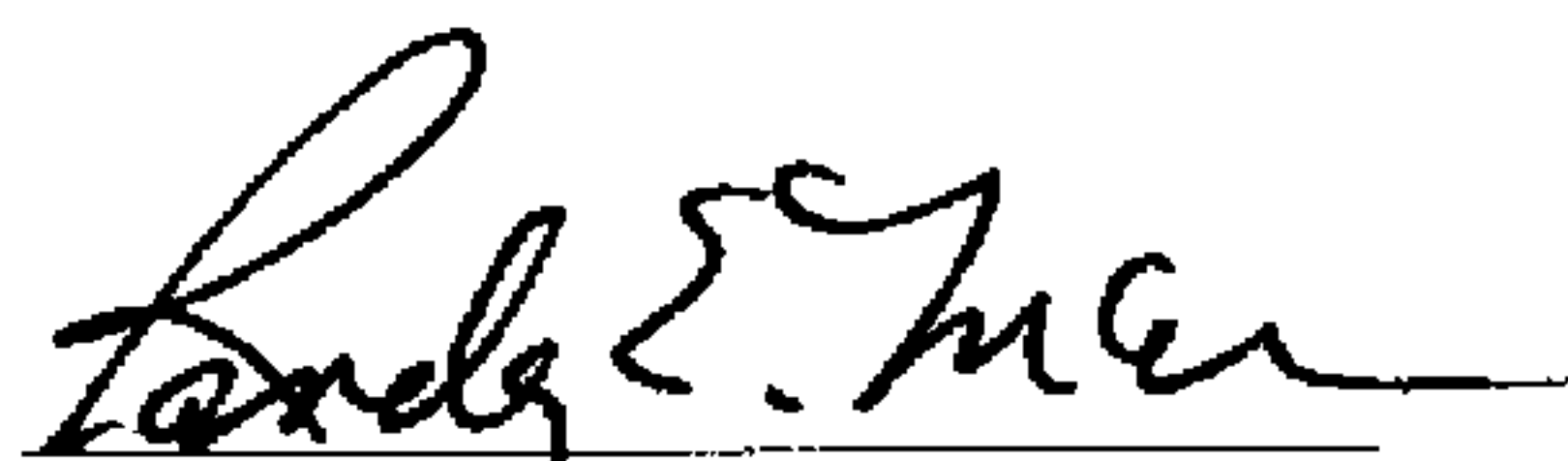
\$135,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Randy E. McGraw and Peggy S. McGraw have hereunto set their signatures and seals on September 10, 2018.

  
Randy E. McGraw

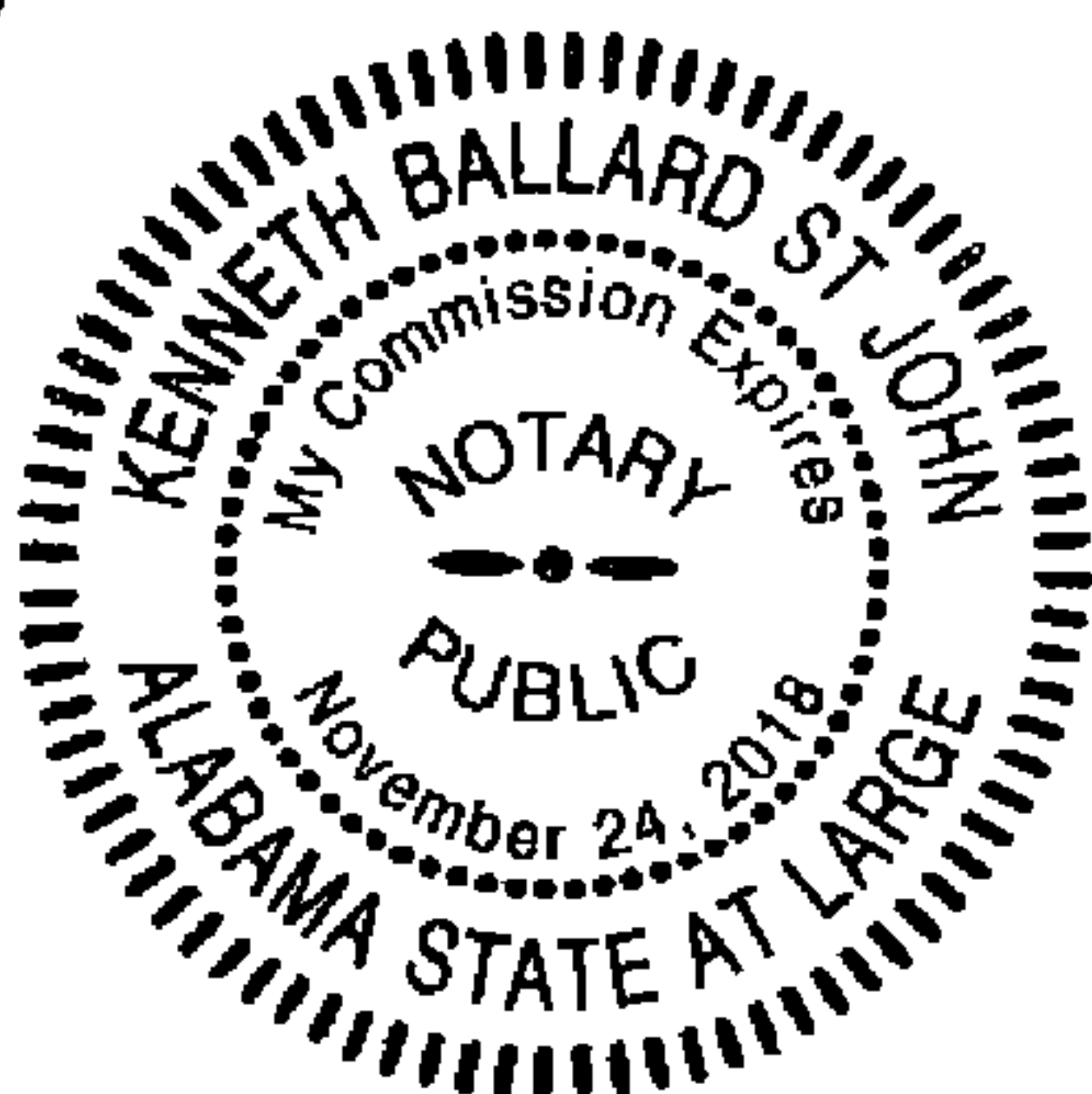
  
Peggy S. McGraw

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy E. McGraw and Peggy S. McGraw, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of September, 2018.

(NOTARIAL SEAL)



  
Notary Public

Print Name: Kenneth Ballard St John

Commission Expires: 11/24/2018

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Randy E. McGraw</u>	Grantee's Name	<u>Anthony Jones</u>
Mailing Address	<u>Peggy S. McGraw</u>	Mailing Address	<u>Rebecca Jones</u>
	<u>432 Wynlake Lane</u>		<u>480 Highway 107</u>
	<u>Alabaster, AL 35007</u>		<u>Montevallo, AL 35115</u>
Property Address	<u>480 Highway 107</u>	Date of Sale	<u>9/10/18</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$ 169,900.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 9/10/18Print Courtney SnowUnattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County, Alabama, County  
 Clerk  
 Shelby County, AL  
 09/13/2018 11:33:02 AM  
 \$55.00 CHERRY  
 20180913000329270

*Allen S. Bayl*