

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Patricia Ann Jones
234 Hughes Road
Columbiana, AL 35051

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Six Thousand Nine Hundred Dollars and No Cents (\$66,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **21st Mortgage Corporation**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Patricia Ann 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

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$42,633.00 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 Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Remarketing Dept Mgr., who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of September, 2018.

[Signature]
21st Mortgage Corporation

State of TN

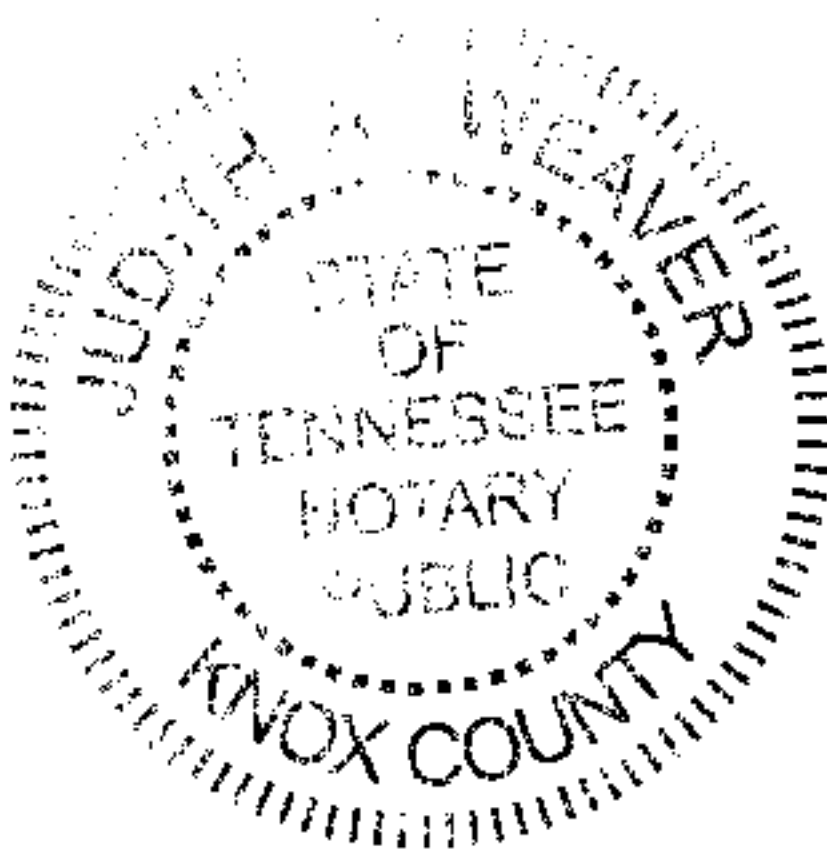
County of Knox

I, Judith A Weaver, a Notary Public in and for said County in said State, hereby certify that Kristi Thomas as Remarketing Dept Mgr. of 21st Mortgage Corporation 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19th day of September, 2018.

[Signature]
Notary Public, State of Tennessee

My Commission Expires: 7-6-19

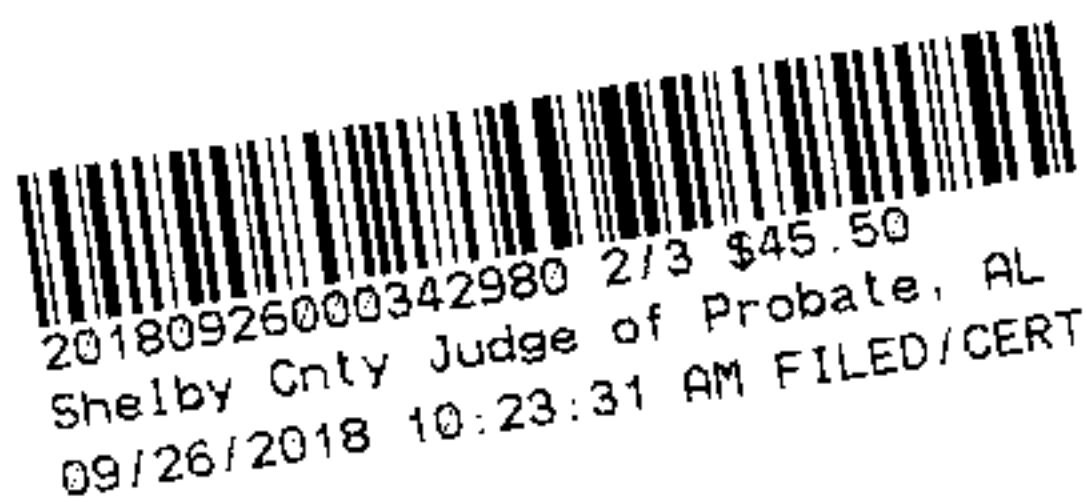


20180926000342980 1/3 \$45.50
Shelby Cnty Judge of Probate, AL
09/26/2018 10:23:31 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 31, Township 20 South, Range 1 East; thence South 1 degree 32 minutes 50 seconds East a distance of 64.93 feet to the point of beginning; thence continuing South along said line a distance of 175.07 feet; thence North 89 degrees 50 minutes 41 seconds East a distance of 250.47 feet; thence North 1 degree 42 minutes 24 seconds West a distance of 174.41 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 250.00 feet to the point of beginning.

According to survey of Larry W. Carver, RLS #15454, dated December 23, 1994.



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>21st Mortgage Corporation</u>	Grantee's Name	<u>Patricia Ann Jones</u>
Mailing Address	<u>620 Market Street, One Centre</u> <u>Squire</u> <u>Knoxville, TN 37902</u>	Mailing Address	<u>234 Hughes Road</u> <u>Columbiana, AL 35051</u>
Property Address	<u>234 Hughes Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>September 21, 2018</u>
		Total Purchase Price	<u>\$66,900.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

Shelby County, AL 09/26/2018
State of Alabama
Deed Tax: \$24.50

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>Bill of Sale</u>	<u>Appraisal</u>
<u>xx Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 September 19, 2018

Print 21st Mortgage Corporation


Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Kristi Thomas
Remarketing Dept Mgr


20180926000342980 3/3 \$45.50
Shelby Cnty Judge of Probate, AL
09/26/2018 10:23:31 AM FILED/CERT

Form RT-1