

THIS INSTRUMENT PREPARED BY:

ANN S. DERZIS
Attorney at Law
2450 Valleydale Road
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DAVID JONES
5336 Riverbend Trail
Birmingham, Alabama 35244

EXECUTOR'S DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS,**

That in fulfillment of the terms of the Last Will and Testament of **Terence C. Jones,, Deceased, Columbiana, Shelby County Probate Court No. PR 2018-000294 I, DAVID JONES** , as **Executor** of the Estate of **Terence C. Jones, Deceased** (herein referred to as grantor) do grant, bargain, sell, quit and convey unto **David Jones as Conservator and Trustee of the Minor Children Christopher Jones and Cameron Jones** (herein referred to as Grantees), any and all interest of the said decedent in the following described real estate situated in Shelby County, Alabama, to-wit;

Lot 38, according to the survey of Sandpiper Trail Subdivision, Sector II, as recorded in the Map Book 12 pages 44, 45, 46 and 47, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

No examination of title was made by the preparer of this deed nor was one requested.

TO HAVE AND TO HOLD unto the said GRANTEE, his successors and assigns forever;

And I warrant, in my official capacity as Executor of the Estate of Terence C. Jones, Deceased, its successors and assigns, covenant with grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of December, 2018.

THE ESTATE OF TERENCE C. JONES, DECEASED

David Jones, ext Terence Jones (Seal)
DAVID JONES, Executor of the Estate of Terence C. Jones

Ann S. Derzis

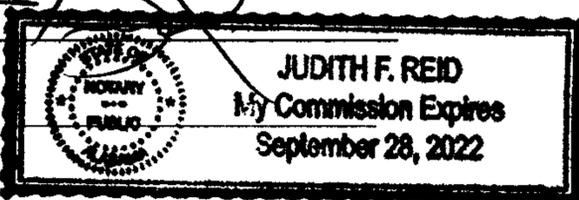
WITNESS

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID JONES**, as Executor of the Estate of Terence C. Jones, Probate Case # PR 2018-000294 in the Probate Court of Shelby County, Alabama, whose name(s) 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2018.

Judith F. Reid

Notary Public
My Commission Expires: 


20181220000445190 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/20/2018 12:02:46 PM 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 Terence C Jones
Mailing Address Estate of Terence C Jones
David Jones Executor
5336 Riverbend Trail
Birmingham AL 35244

Grantee's Name David Jones
Mailing Address Conservator & Trustee
Same

Property Address Same

Date of Sale
Total Purchase Price \$
or
Actual Value \$ 325,000.00
or
Assessor's Market Value \$

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 12.20.18

Print David O. Jones

Unattested

(verified by)

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

Form RT-1

