

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **SEND TAX NOTICE TO:**
) Elaine Rollan
) 540 Smokey Road
) Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY: W.
Eric Pitts, W. Eric Pitts, L.L.C. 1109 1st
Street South, Alabaster, AL 35007. No title
opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Connie Jones, an unmarried woman (hereinafter "GRANTOR"), for and in consideration of the sum of **\$112,500.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Elaine Rollan (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

See Exhibit A attached

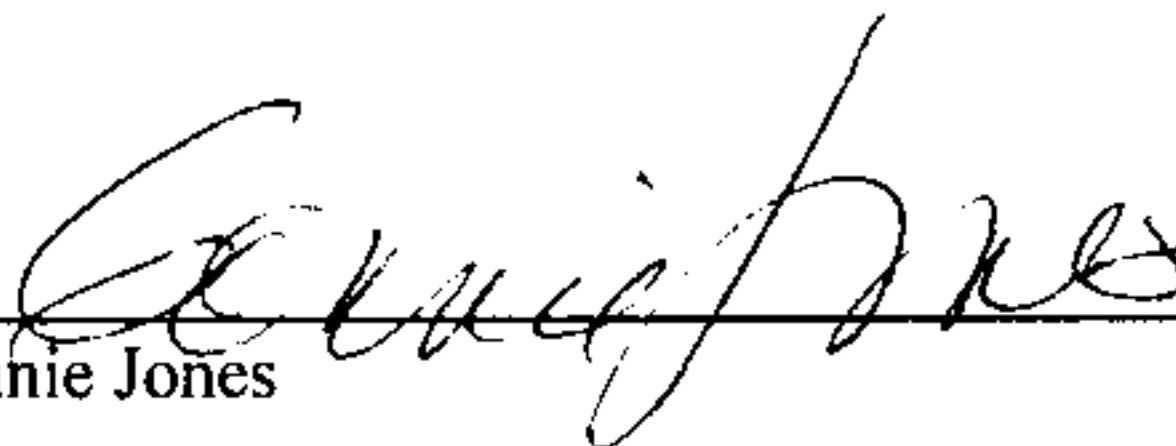
\$0 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on December 20, 2018.

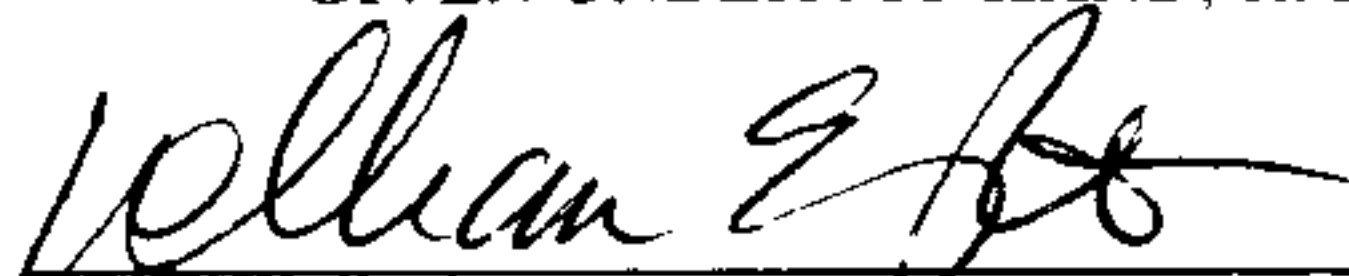


Connie Jones

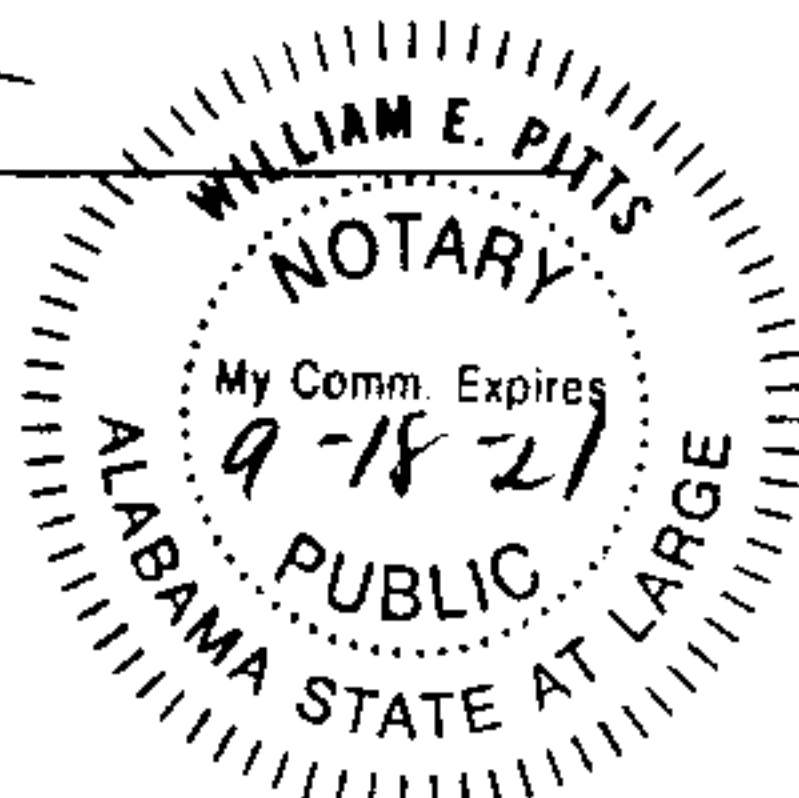
STATE OF ALABAMA
COUNTY OF SHELBY


I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Connie Jones whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on December 20, 2018.



NOTARY PUBLIC





20181228000451790 1/3 \$133.50
Shelby Cnty Judge of Probate, AL
12/28/2018 01:15:30 PM FILED/CERT

Shelby County, AL 12/28/2018
State of Alabama
Deed Tax: \$112.50

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THENCE RUN SOUTH 01 DEGREE 26 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER - QUARTER SECTION FOR 44.38 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 12 (SMOKEY ROAD) AND THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 257 (WOOTEN ROAD); THENCE RUN SOUTH 01 DEGREE 26 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID COUNTY ROAD NO. 257 RIGHT OF WAY FOR 210.00 FEET; THENCE RUN SOUTH 78 DEGREES 40 MINUTES 19 SECONDS EAST FOR 148.00 FEET; THENCE RUN NORTH 16 DEGREES 28 MINUTES 51 SECONDS EAST FOR 188.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 12; THENCE RUN NORTH 73 DEGREES 19 MINUTES 02 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 209.65 FEET TO THE POINT OF BEGINNING.


20181228000451790 2/3 \$133.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Connie Jones
Mailing Address _____
1309 Caliston Way
Pelham, AL 35124

Grantee's Name Elaine Rollan
Mailing Address 1937 Riva Ridge Rd.
Helena, AL 35080

Property Address 540 Smokey Road
Alabaster, AL 35007

Date of Sale December 20, 2018
Total Purchase Price \$ 112,500.00
or
Actual Value \$
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 December 20, 2018

Print Wendy Pitts

☐ Unattested

Sign Wendy Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181228000451790 3/3 \$133.50
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