

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: Albert Jones, Jr. and Pamela Jones 2036 Springhill Ct Birmingham, AL 35242

STATE OF ALABAMA		∴
	JOINT SURVIVORSHIP DE	EEC
COUNTY OF SHELBY		

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thousand and 00/100 (\$100,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Michael W. Taunton and wife, Karen Taunton, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Albert Jones, Jr. and Pamela Jones, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land lying partially in the SE 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, and partially in the NE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SE corner of the said SE 1/4 of the SW 1/4 section, also being the NE corner of the said NE 1/4 of the NW 1/4 section; run thence South along the East line of the said NE 1/4 of the NW 1/4 section, a distance of 530 feet to a point in the center line of the Shelby County gravel road; thence northwesterly along the center line of said gravel road a distance of 520 feet, more or less; thence North and parallel with the East lines of the two aforementioned 1/4-1/4 sections a distance of 380 feet; thence East and parallel with the common line between the two said 1/4-1/4 sections a distance of 450 feet to the intersection with the East line of the said SE 1/4 of the SW 1/4 section; thence South along the East line of the said SE 1/4 of the SW 1/4 section a distance of 110 feet to the point of beginning.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019. Existing covenants and restrictions, easements, building lines and limitations of record.

\$70,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **23rd** day of **January**, **2019**.

Michael W. Taunton

Karen Taunton

STATE OF ALABAMA

COUNTY OF JEFFERSON

201901250000027490 2/3 \$51.00 Shelby Cnty Judge of Probate, AL

01/25/2019 03:31:30 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael W. Taunton and wife, Karen Taunton, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 06/02/2019

Real Estate Sales Validation Form

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

Grantor's Name	Michael W. Taunton and Karen Taunton	Grantee's Name	Albert Jones, Jr. and Pamela Jones	
Mailing Address	1152 Whisenhunt Road Chelsea, AL 35043	Mailing Address	2036 Springhill Court Birmingham, AL 35242	
Property Address	5+ Whisenhunt Road Chelsea, AL 35043	Date of Sale	January 23, 2019	
	Shelby County, AL 01/25/2019 State of Alabama Deed Tax:\$30.00	Total Purchase Price or	\$ 100,000.00	
		Actual Value or	\$	
		Assessor's Market Value	\$	
	or actual value claimed on this form can be ve dation of documentary evidence is not require		tary evidence:	
Bill of Sale Sales Contract Closing Statemer		☐ Appraisal/ Assessor's Appraised Value ☐ Other – property tax redemption		
If the conveyance do is not required.	cument presented for recordation contains all	l of the required information ref	erenced above, the filing of this form	
Grantor's name and	Instr mailing address - provide the name of the	uctions person or persons conveying	interest to property and their current	
mailing address.				
Grantee's name and	mailing address - provide the name of the pe	rson or persons to whom interes	est to property is being conveyed.	
Property address - the property was conveyed	ne physical address of the property being coed.	nveyed, if available. Date of S	Sale - the date on which interest to the	
Total purchase price offered for record.	- the total amount paid for the purchase of the	ne property, both real and person	onal, being conveyed by the instrument	
	property is not being sold, the true value of the is may be evidenced by an appraisal conduc			
the property as deter	d and the value must be determined, the cur mined by the local official charged with the re be penalized pursuant to <u>Code of Alabama 1</u>	esponsibility of valuing property		
·	my knowledge and belief that the information ents claimed on this form may result in the in			
Date		Print Michael W. Taunton and	d Karen Taunton	
Unattested	(verified by)	Sign Man Man Man Grantee/O	Wher/Agent) circle one	
		20190125000027490 3/3 \$51.00 Sholby Critical		

Shelby Cnty Judge of Probate, AL

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