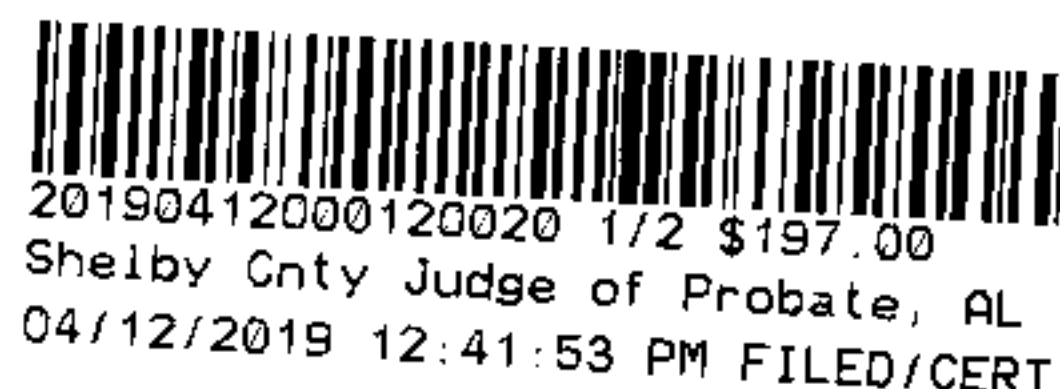


TITLE NOT CHECKED

VALUE: \$500.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and 00/100 (\$1.00) Dollars and other good and valuable considerations**, to the undersigned GRANTOR(s), in hand paid by GRANTEE(S) herein, the receipt whereof is acknowledged, I(we) **Billy C. Jones, a widower** (herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto **Jeffrey Jones, Kent Jones and Charles Jones** (herein referred to as GRANTEE(S), the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 20, according to survey of Shelby Shores, First Addition, as recorded in Map Book 5, Page 29 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Abstractor's Note: Gayla F. Jones departed this life on the 31st day of July, 2018.

RESERVATION OF LIFE ESTATE

The grantor does hereby reserve unto herself a life estate in and to the above described lands to use, consume, occupy, live on and to generally do all things allowed by law for a life tenant.

GRANTEE'S ADDRESS

51 Circle 1
Shelby, Alabama 35143

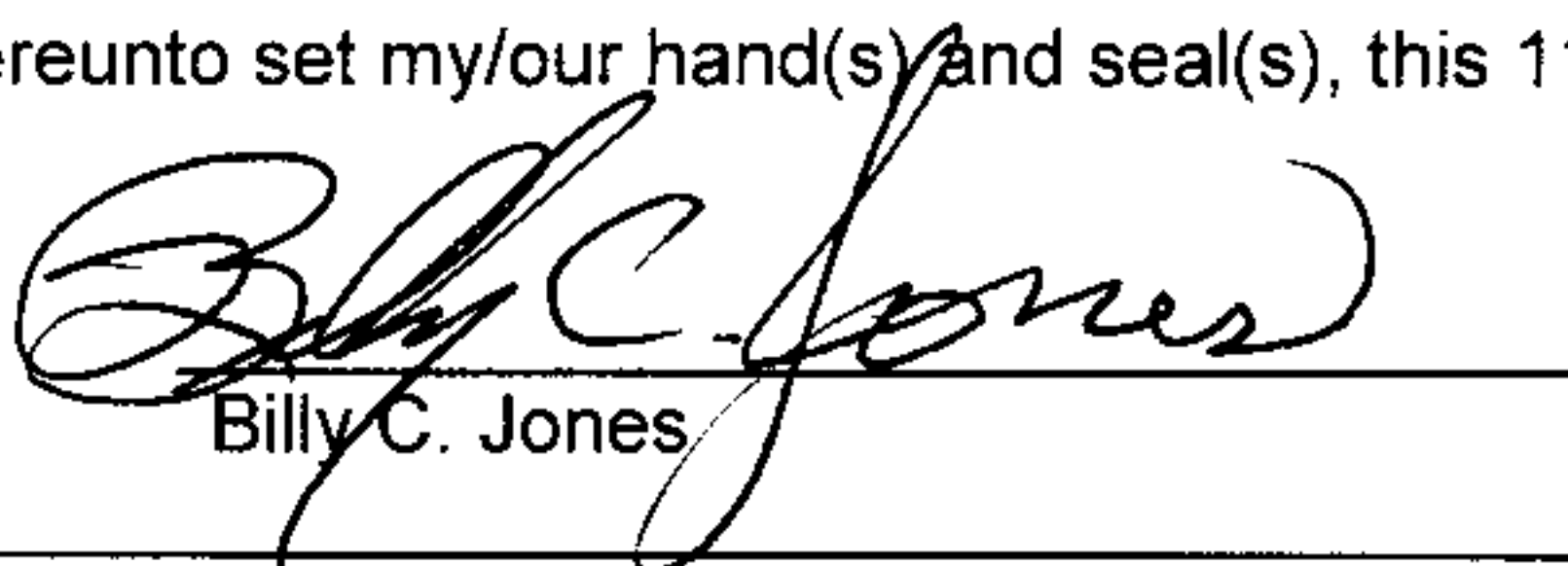
PREPARED BY:

Bill Speaks
Attorney at Law
500 3rd Avenue North
Clanton, Alabama 35045

TO HAVE AND TO HOLD, to the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do, for myself and for my/our heir(s), executor(s), and administrator(s), covenant with the said **GRANTEE(S)**, his/her/their heirs and assigns, that I/we are lawfully seized in Fee Simple of said premises; that it is/are free from all encumbrances; that I/we have good right to sell and convey the same as aforesaid; that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heir(s), executor(s) and assign(s) forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 11th day of April, 2019.


Billy C. Jones

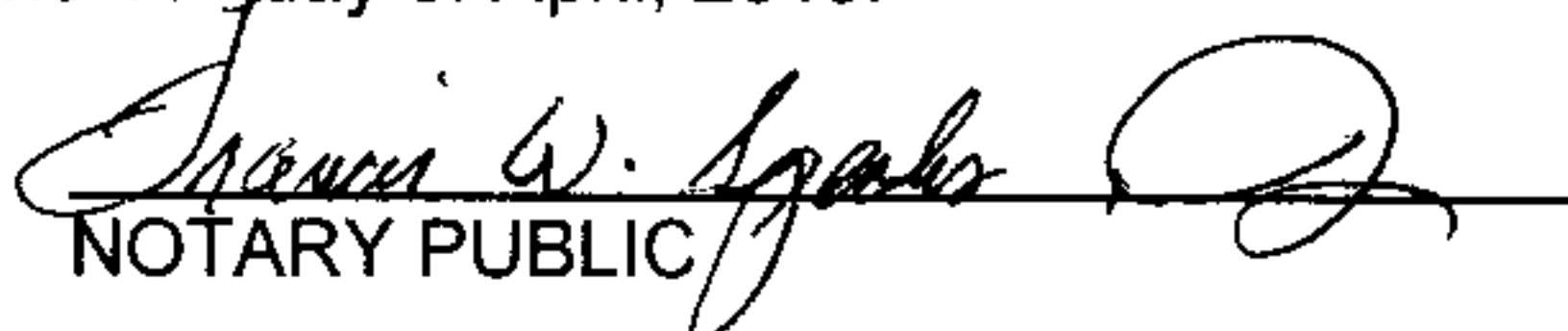
STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, a Notary Public, in and for State and County aforesaid, hereby certify that, **Billy C. Jones, a widower**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of April, 2019.

My Commission Expires:

1-3-22


NOTARY PUBLIC

Real Estate Sales Validation Form

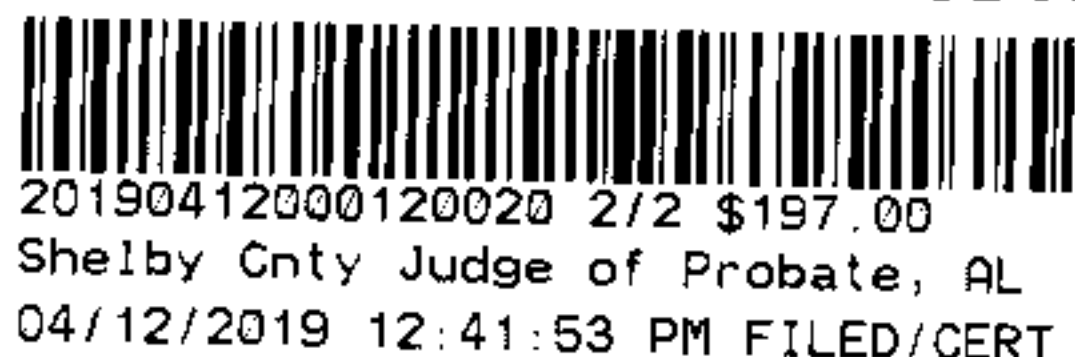
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Billy C. Jones
Mailing Address 51 Circle 1
Shelby Av 35143

Grantee's Name Jeffrey Jones, Kent Jones and Charles Jones
Mailing Address 51 Circle 1
Shelby, Alabama 35143

Property Address 51 Circle 1
Shelby Av 35143

Date of Sale 4/11/19
Total Purchase Price \$ GIFT
or
Actual Value \$
or
Assessor's Market Value \$ 236,880 3/4 177,660



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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 4/11/19

Print Billy C. Jones

X Unattested
Karen Melsen
Revenue Assistant
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1