

Send tax notice to:
JONATHAN L. HONEA and MEGAN B. WOOD
745 CAMP BRANCH CIRCLE
ALABASTER, AL 35007

20190607000198840 1/2 \$82.50
Shelby Cnty Judge of Probate, AL
06/07/2019 10:03:53 AM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Twenty-One Thousand and 00/100 (\$321,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **DONNY F. JONES and DEBRA ANN JONES, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JONATHAN L. HONEA and MEGAN B. WOOD**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE N 00 DEG. 00' 00" W FOR A DISTANCE OF 520.00' TO THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEG. 00' 00" W FOR A DISTANCE OF 600.44' TO THE SOUTHERLY ROW LINE OF CAMP BRANCH CIRCLE, PRESCRIPTIVE ROW; THENCE S 81 DEG. 32' 27" E AND ALONG SAID ROW LINE FOR A DISTANCE OF 384.00'; THENCE S 26 DEG. 23' 15" W AND LEAVING SAID ROW LINE FOR A DISTANCE OF 312.47'; THENCE S 79 DEG. 54' 33" E FOR A DISTANCE OF 303.00' TO THE WESTERLY ROW LINE OF ABOVE SAID CAMP BRANCH CIRCLE AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00, AND SUBTENDED BY A CHORD BEARING S 13 DEG. 56' 55" W, AND A CHORD DISTANCE OF 50.23'; THENCE ALONG THE ARC OF SAID CURVE AND SAID ROW LINE FOR A DISTANCE OF 50.27'; THENCE S 07 DEG 51' 00" W AND ALONG SAID ROW LINE FOR A DISTANCE OF 85.37' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00', AND SUBTENDED BY A CHORD BEARING S 16 DEG. 16' 49" W, AND A CHORD DISTANCE OF 111.42'; THENCE ALONG THE ARC OF SAID CURVE AND SAID ROW LINE FOR A DISTANCE OF 111.82'; THENCE S 24 DEG. 42' 39" W AND ALONG SAID ROW LINE FOR A DISTANCE OF 85.34'; THENCE N 76 DEG. 34' 12" W AND LEAVING SAID ROW LINE FOR A DISTANCE OF 461.07' TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

\$256,800.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 4th day of June, 2019.

DONNY F. JONES

DEBRA ANN JONES

STATE OF ALABAMA
COUNTY OF JEFFERSON

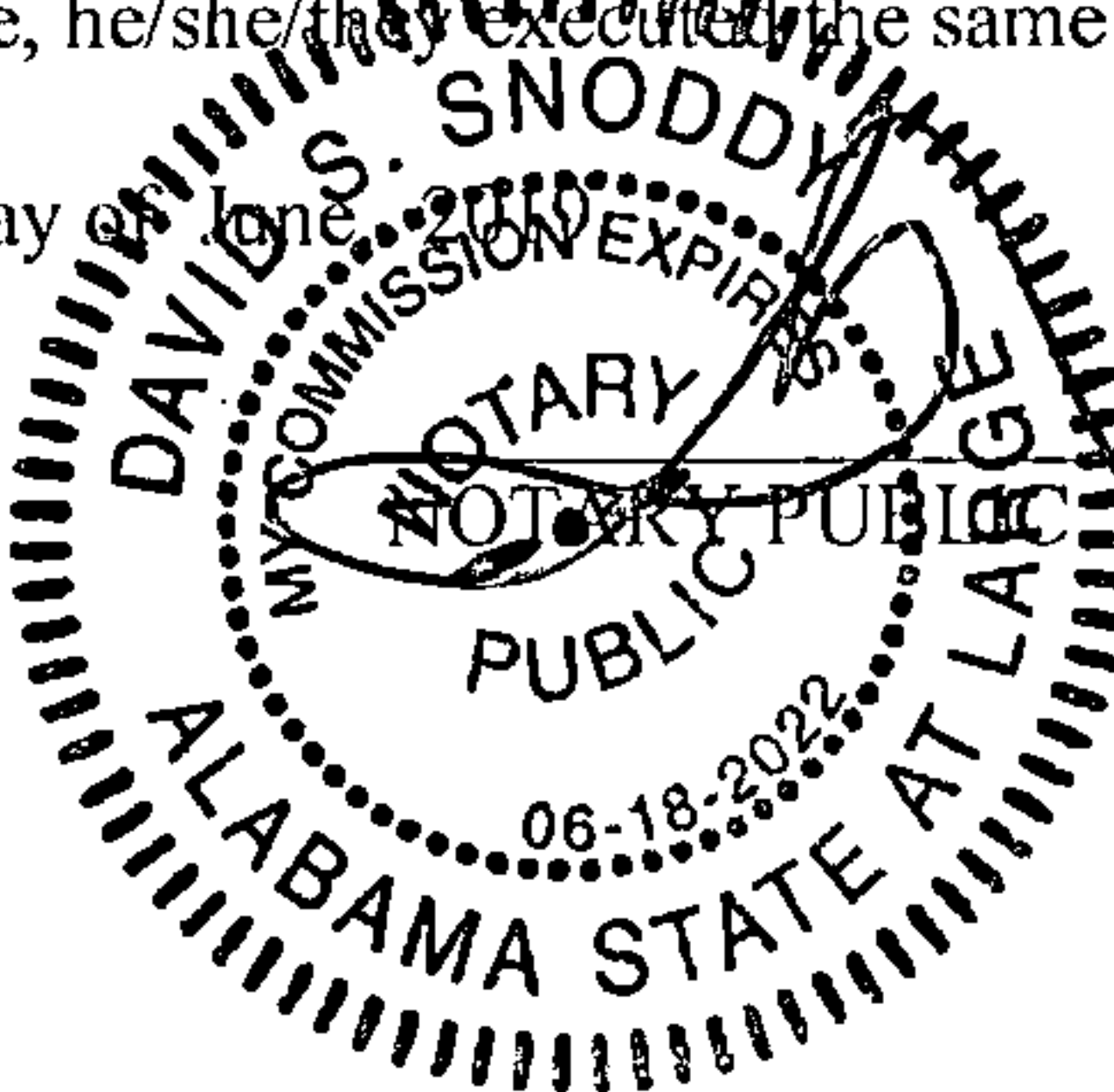
I, the undersigned, a Notary Public in and for said State and County, hereby certify that DONNY F. JONES and DEBRA ANN JONES is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2019.

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SLF 19-147



Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$64.50

Real Estate Sales Validation Form

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

Grantor's Name DONNY F. JONES

Grantee's Name JONATHAN L. HONEA

Mailing Address:

441 Co. Rd 362
CRANE HILL RD 35053

Mailing Address:

745 CAMP BRANCH CIRCLE
ALABASTER, AL 35007

Property Address 745 CAMP BRANCH CIRCLE
ALABASTER, AL 35007

Date of Sale: June 4, 2019

Total Purchaser Price \$321,000.00

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

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

6/4/19

Unattested

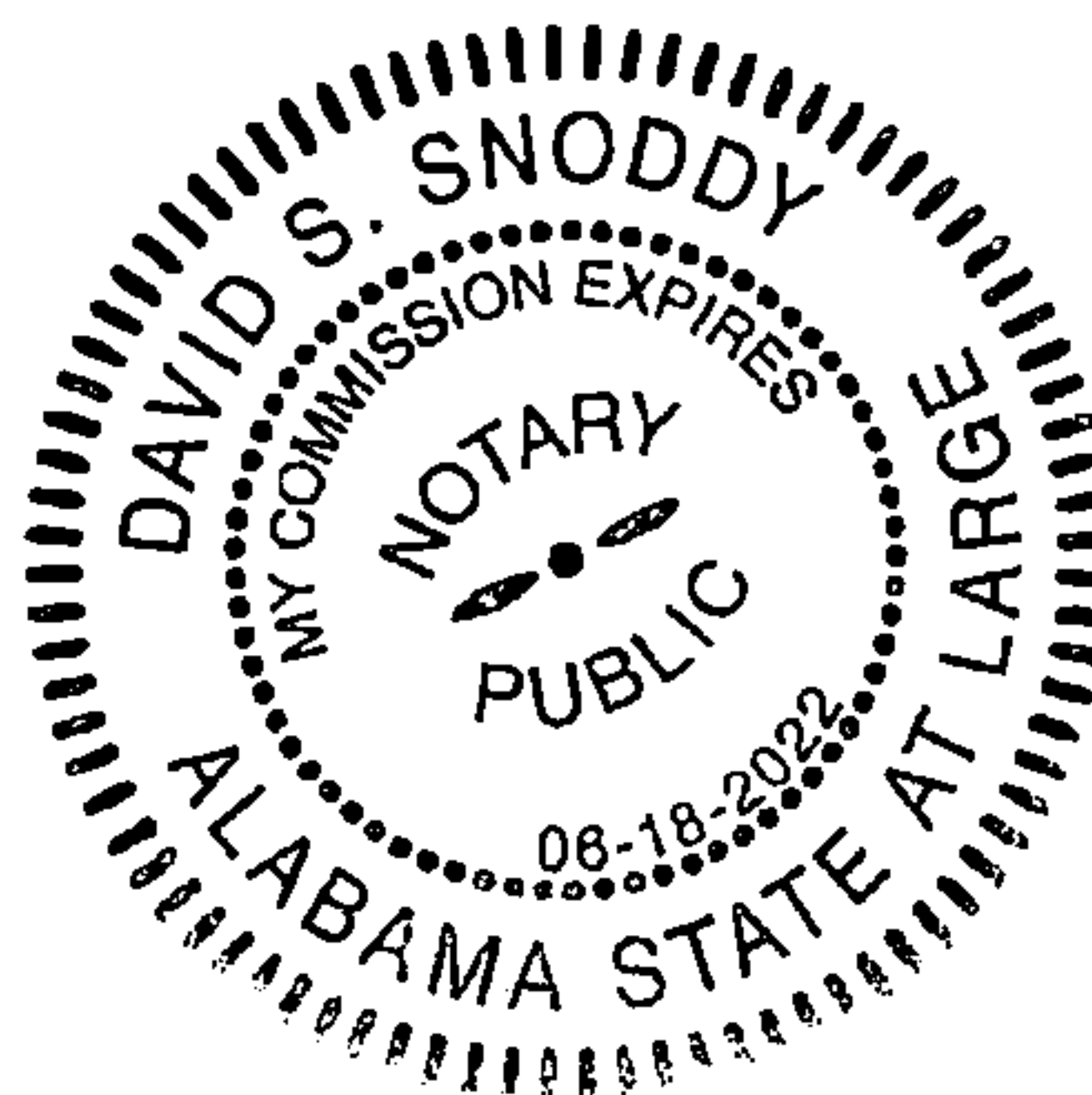
(verified by)

Print

DONNY F. JONES

Sign

(Grantor/Grantee/Owner/Agent) circle one



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