

This Instrument was Prepared By:
BRADFORD & HOLLIMAN LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

20190621000220740
06/21/2019 08:10:55 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **SHERRELL JONES and wife, DOROTHY JONES**, the undersigned Grantors, do grant, bargain, sell and convey our interest to **TAMMIE JOHNSON and CHAD L. JONES**, as Trustees of the Jones Irrevocable Trust dated April 30, 2019, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

The NE ¼ of the NE ¼ of Section 14, Township 22 South, Range 1 East, Shelby County, Alabama.

EASEMENT:

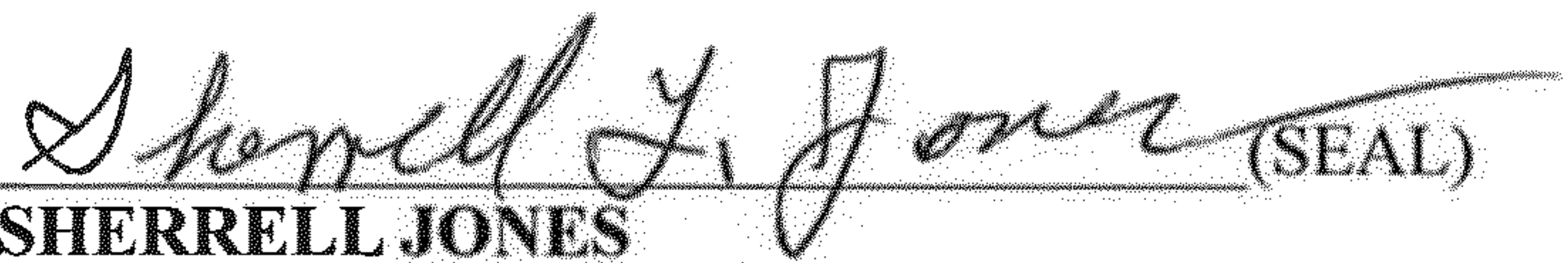
A non-exclusive 60-foot easement for ingress, egress, and utilities lying 30-feet on either side of the centerline of the existing driveway located in that part of the NE ¼ of the NE ¼ of Section 14, Township 22 South, Range 1 East, lying South and East of an unnamed gravel road.

Source of Title: Instrument # 19960001882600000

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns in fee simple, forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 30th day of April, 2019.

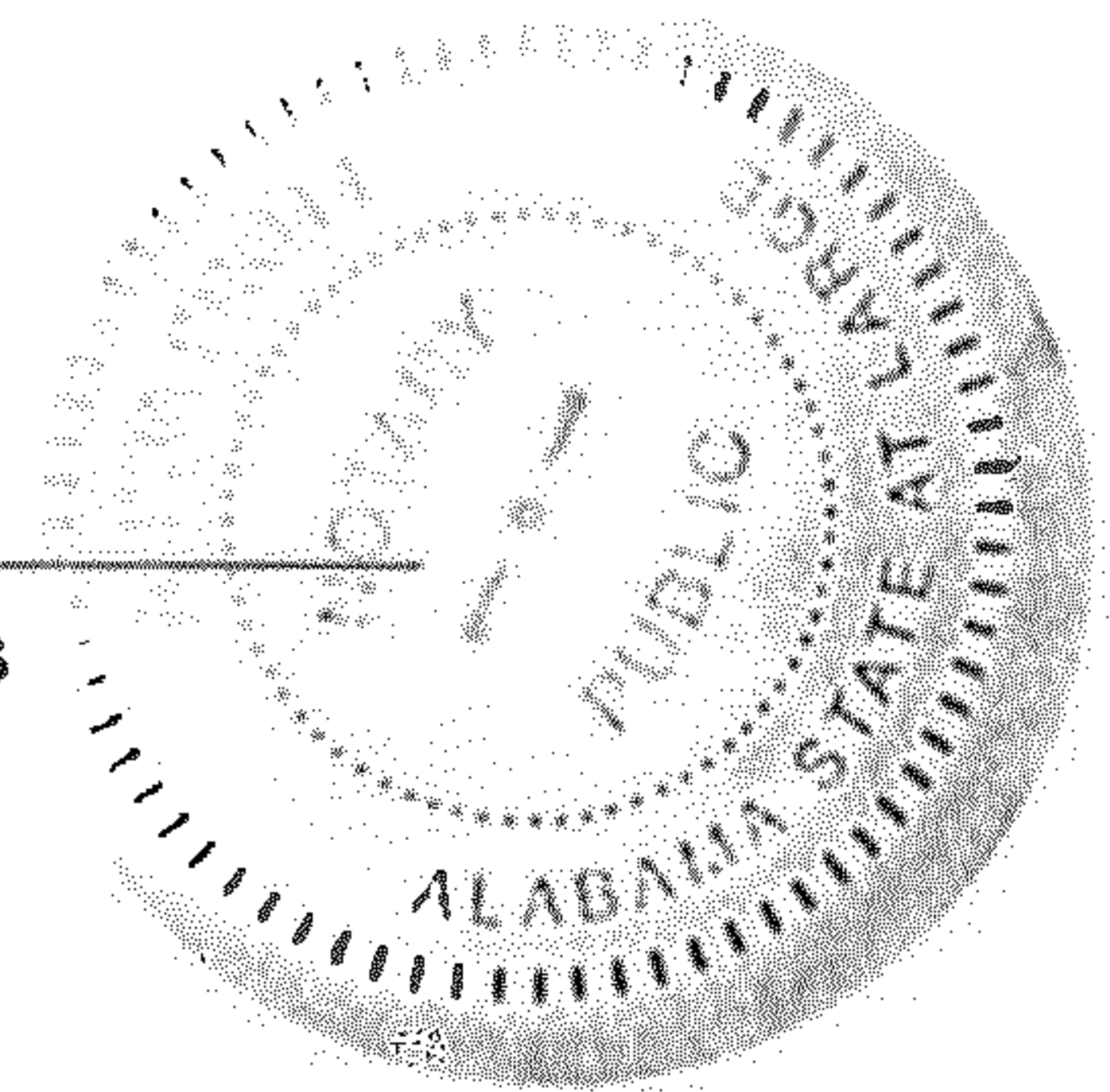
 (SEAL)
SHERRELL JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **SHERRELL JONES**, whose name 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 30th day of April, 2019.


Notary Public My Commission Expires
July 27, 2022



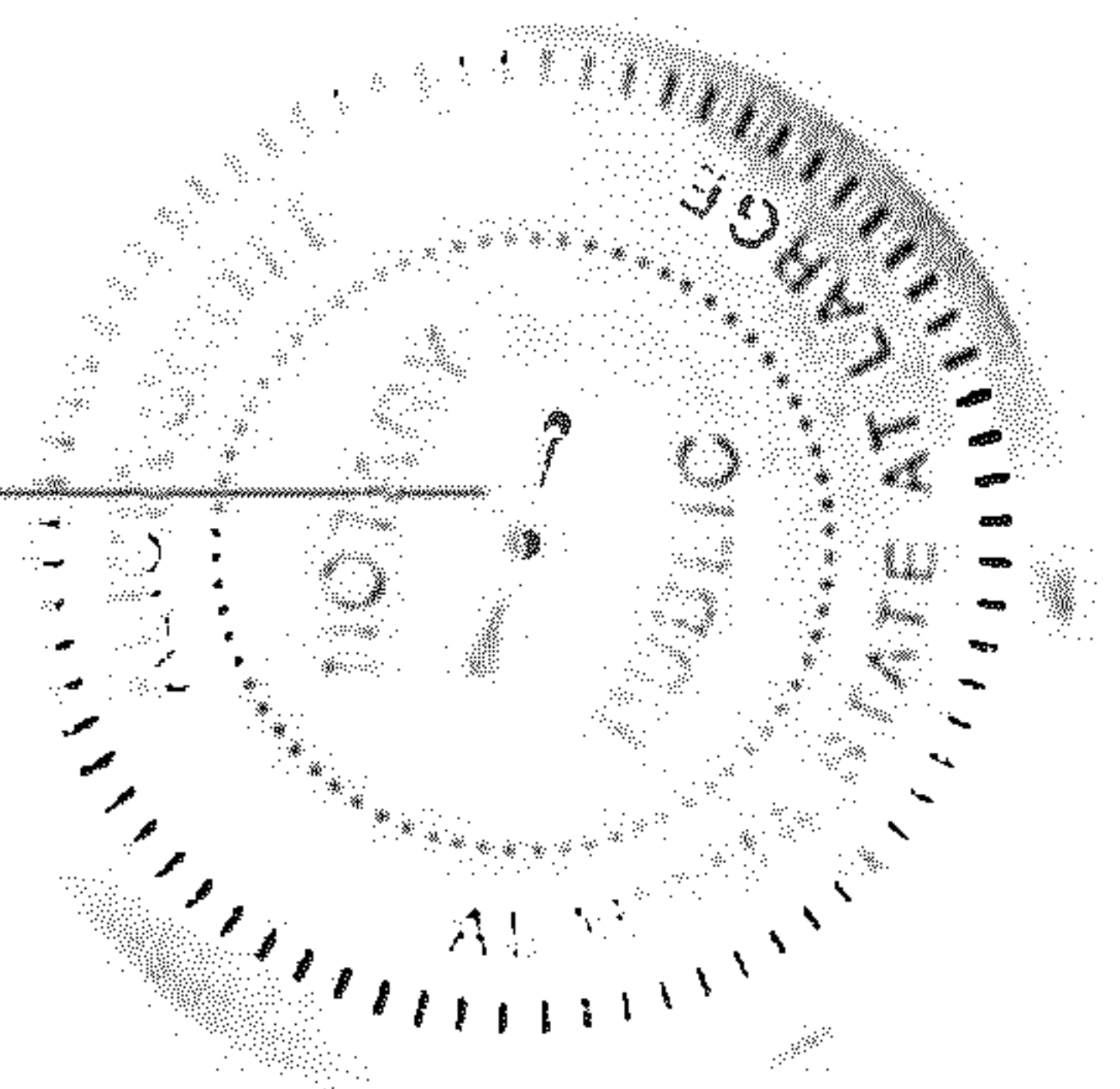
 (SEAL)
DOROTHY JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **DOROTHY JONES**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of April, 2019.


Notary Public My Commission Expires
July 27, 2022



Real Estate Sales Validation Form

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

Grantor's Name Sherrell & Dorothy Jones
 Mailing Address 1060 South River Road
Shelby, AL 35143

Grantee's Name Tammie Johnson Chad Jones
 Mailing Address 1054 South River Road 7360 Old Acton Rd.
Shelby, AL 35143 Moody, AL 35004

Property Address 1060 South River Road

Date of Sale 04/30/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 137,020

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 4/30/19

Print Melanie B Holliman

Unattested

Sign Melanie B Holliman
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/21/2019 08:10:55 AM
 \$158.50 CHERRY
 20190621000220740

Allen S. Bayl

Form RT-1