

**This instrument was prepared by:**

**James J. Ransom, III, Esquire  
Attorney at Law, LLC  
140 Yeager Parkway  
Pelham, Alabama 35124**

**Send tax notice to:**

**John Shannon Jones  
47 Queen Drive  
Columbiana, Alabama 35051**

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
                                          )  
SHELBY COUNTY         )     **KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of Ten Dollars and No/100 (\$10.00), the receipt of which is hereby acknowledged, I, Glen A. Joiner, a married man, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto John Shannon Jones, a married man, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, to wit:


**A part of the SE1/4 of the SE ¼, Section 36, Township 20 South, Range 2 West more particularly described as follows:**

**Commence at the NE corner of said quarter - quarter section and run thence in a Westerly direction along the Northern boundary of said quarter - quarter section a distance of 417.44 feet to the point of beginning of the property herein conveyed which said corner of the Ralph Wells and Martha Wells property; thence continue in the same direction along the Northern boundary of said quarter-quarter section in a Westerly direction a distance of 417.44 feet; thence turn to the left and run Southerly parallel with the Eastern boundary of said quarter - quarter section a distance of 208.71 feet to a point; thence turn to the left and run Easterly parallel with the Northern boundary of said quarter-quarter section a distance of 417.44 feet to a point on the Western boundary of the Wells property; thence turn to the left and run northerly along the western boundary of the Wells property a distance of 208.71 feet to the point of beginning. All located in Section 36, Township 20 South, Range 2 West, mineral and mining rights excepted.**

**This Deed was prepared by information obtained by the parties. No Title Search or Survey has been performed.**

And subject to the foregoing, **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring

Shelby County, AL 08/07/2019  
State of Alabama  
Deed Tax: \$10.00

  
20190807000284640 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
08/07/2019 12:42:54 PM FILED/CERT

subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set their hands and seals this the 6 day of August, 2019.

 (SEAL)  
Glen A. Joiner - GRANTOR


STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glen A. Joiner, a married man, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of August, 2019.

  
NOTARY PUBLIC  
My Commission Expires: 5-19-21

ADRIAN JACOBS  
Notary Public, Alabama State At Large  
My Commission Expires May 19, 2021

  
20190807000284640 2/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
08/07/2019 12:42:54 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Glen Joiner  
Mailing Address PO Box 694  
Columbiana AL 35051

Grantee's Name John Shannon Jones  
Mailing Address 47 Queen Dr  
Columbiana AL 35051

Property Address 411 Queen Dr  
Columbiana AL 35051

Date of Sale 8/6/19  
Total Purchase Price \$ 10,000  
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 8/7/19

Print John Shannon Jones

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

