20190827000315490 1/2 \$120.00 Shelby Onty Juage of Probate AL 08/27/2019 03 15 02 PM FILED/CERT

This instrument was Prepared by:

Send Tax Notice To: Harry James Adams JR.

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-19-25698

2222 Beaver Creck Rd Columbiana, Al 35651

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Two Thousand Dollars and No Cents (\$102,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Sherri Jones, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Harry James Adams JR. and Wanda Adams, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 21, of Mooney Estates, as shown by map recorded in Map Book 12, Page 82, in the Probate Office of Shelby County, Alabama.

Property may be subject to all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Sherri D. Cain and Sherri Jones are one in the same person.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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, 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 selzed in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

State of ALAMA
County of SALD

A Notary Public in and for the said County in Said State, hereby certify that

I, KCLY D /COD , a Notary Public in and for the said County in said State, hereby certify that Sherri Jones, 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 Atlay of August, 2019.

Notary Public/State of \_\_/1 C/10/m/r

My Commission Expires:

Shelby County, AL 08/27/2019

State of Alabama Deed Tax:\$102.00

My Commission Expires 5-24-2020

## Real Estate Sales Validation Form

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

Grantor's Name	Sherri Jones	Grantee's Name	Harry James Adams JR. Wanda Adams
Mailing Address		Mailing Address	
			2222 Beaver Creek K Columbiana, Al 35051
Property Address	Mooney Rd. Columbiana, AL 35051	Date of Sale Total Purchase Price or Actual Value	August 20, 2019 \$102,000.00
		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  XX Sales Contract  Closing Statement  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 of 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
•	of my knowledge and belief that the in that any false statements claimed on 975 § 40-22-1 (h).		
Date August 21, 20	19	Print Sherri Jones	
Unattested	(verified by)	Sign <u>Shami</u> (Grantor/	Grantee/Owner/Agent) circle one

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