

20191031000403710

10/31/2019 03:44:47 PM

DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Birmingham, AL 35226

Send Tax Notice to:
James Jones, Ronnysha Harkness,
Brooklyn Brechin & Joshua D. Jones
2101 Gaylewood Drive
Bessemer, AL 35022

No title search/exam has been done for the preparation of this deed. No warranties are made by the preparer as to the status of title or the accurateness of the legal description. The preparer is acting as scrivener only.

STATE OF ALABAMA)
) **PERSONAL REPRESENTATIVE'S DEED OF**
COUNTY OF SHELBY) **DISTRIBUTION**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **JOSHUA D. JONES and BENITA REED, as co-Personal Representatives of the ESTATE OF DOCK JONES AKA DOCK D. JONES, deceased, Shelby County Probate Case No. PR-2017-000586** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest of the decedent and the estate unto the Grantees, **JAMES JONES; RONNYSHA HARKNESS; BROOKLYN BRECHIN; JOSHUA D. JONES; and a LIFE ESTATE ONLY to TAMAR JONES** (hereinafter referred to as Grantees), said Grantees being entitled to distribution of certain real property hereinafter described from the estate of the decedent, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

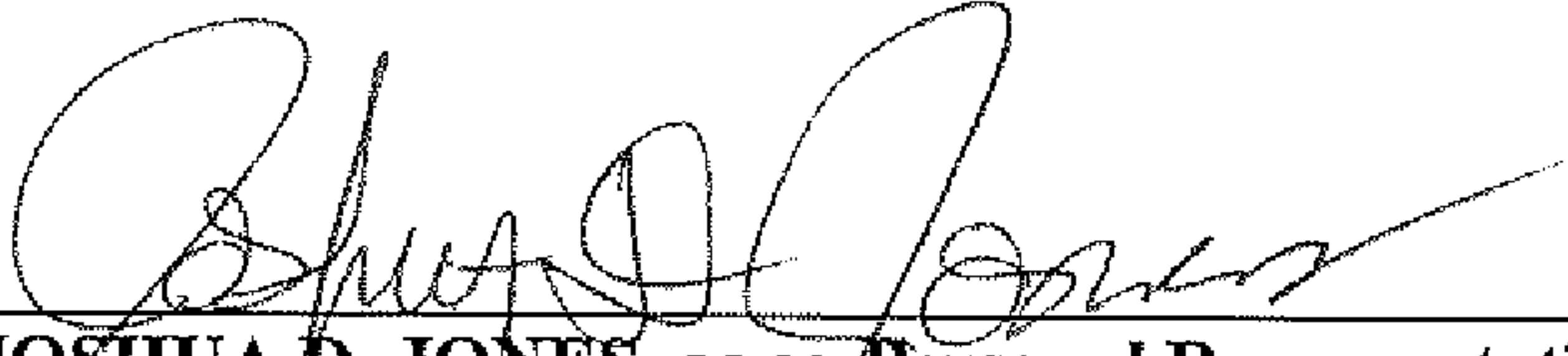
Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property address: 945 Hwy 71, Shelby, AL 35143


Property being conveyed per the estate.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 19 day of June, 2019.



**JOSHUA D. JONES, as co-Personal Representative of the
ESTATE OF DOCK JONES AKA DOCK D. JONES, deceased,
Shelby County Probate Case No. PR-2017-**

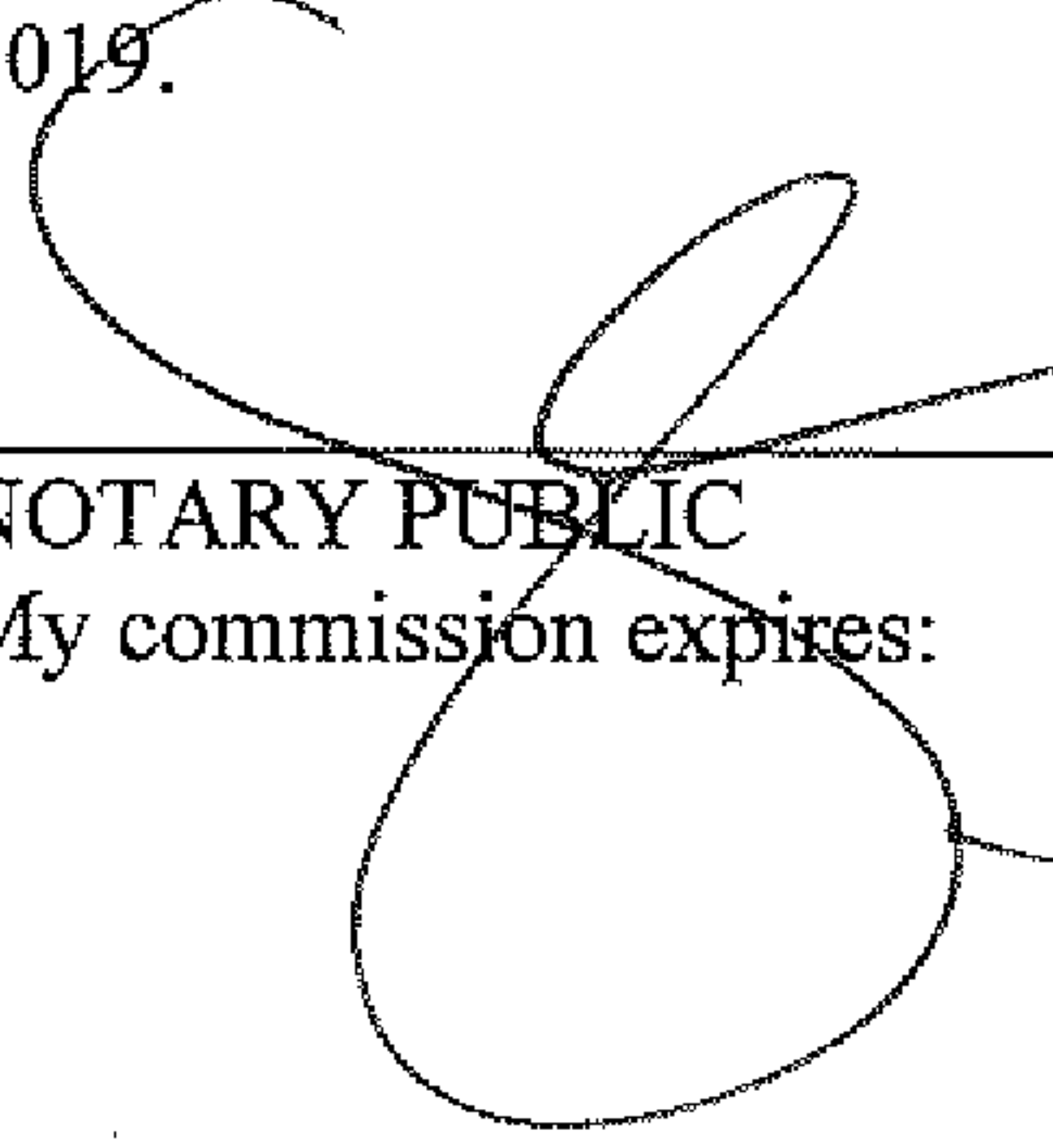


**BENITA REED, as co-Personal Representative of the
ESTATE OF DOCK JONES AKA DOCK D. JONES, deceased,
Shelby County Probate Case No. PR-2017-**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JOSHUA D. JONES and BENITA REED, as co-Personal Representatives of the ESTATE OF DOCK JONES AKA DOCK D. JONES, deceased, Shelby County Probate Case No. PR-2017-000586**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as said Personal Representatives and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of June, 2019.



NOTARY PUBLIC
My commission expires:

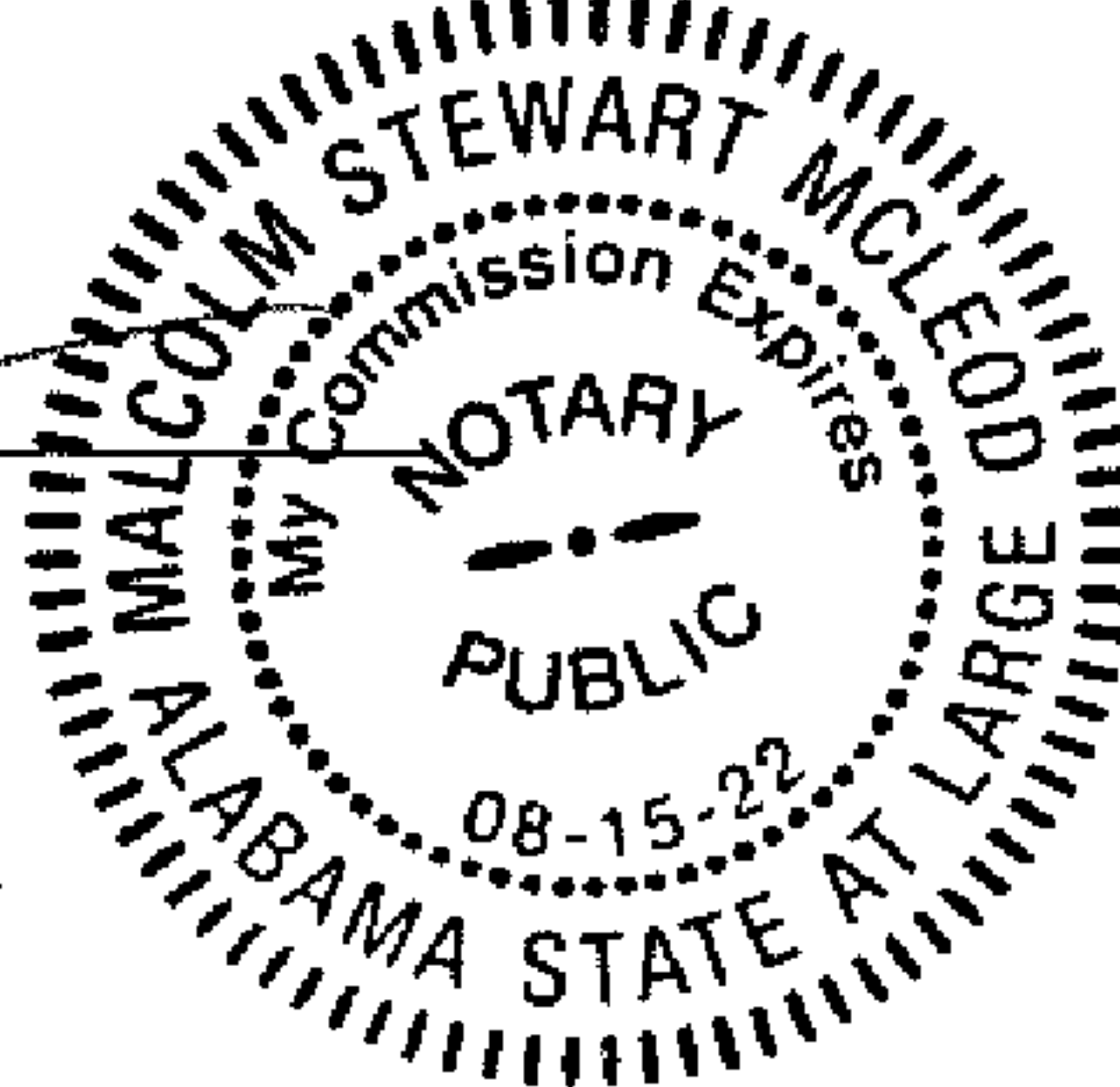


Exhibit A, Legal Description

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East; thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1318.97 feet; thence turn an angle of 88 degrees 58 minutes to the right and run East a distance of 235.00 feet to the point of beginning; thence continue in the same direction a distance of 427.00 feet; thence turn an angle of 88 degrees 58 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 88 degrees 58 minutes to the right and run a distance of 435.21 feet; thence turn an angle of 93 degrees, 06 minutes to the right and run a distance of 225.67 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 2.14 acres.

ADDRESS: 945 Hwy 71, SHELBY, AL 35143

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Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF DOCK JONES AKA
DOCK D. JONES

Mailing Address 2101 GAYLEWOOD DRIVE
BESSEMER, AL 35022

Property Address 945 Highway 71
SHELBY, AL 35143

Grantee's Name JAMES JONES, RONNYSHA
HARKNESS, BROOKLYN
BRECHIN & JOSHUA D. JONES

Mailing Address 2101 GAYLEWOOD DRIVE
BESSEMER, AL 35022

Date of Sale JUNE 19, 2019

Total Purchase Price \$
or \$15,000.00

Actual Value (Property being conveyed per the
or Estate)

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 ESTATE
☐ 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 JUNE 19, 2019

Print Malcolm S. McLeod

Unattested

Sign (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
10/31/2019 03:44:47 PM
\$37.00 CHERRY
20191031000403710

Allen S. Boyd