

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

Juanita R. Deramus  
408 Chesser Plantation Lane  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED THIRTY NINE THOUSAND AND 00/100 DOLLARS (\$239,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Don C. Jackson, an unmarried man** do hereby grant, bargain, sell and convey unto **Juanita R. Deramus**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 82, according to the Amended Plat of Chesser Plantation, Phase 1 — Sector 1, as recorded in Map Book 31, Pages 21-A and 21-B, in the Office of the Judge of Probate of Shelby County, Alabama.

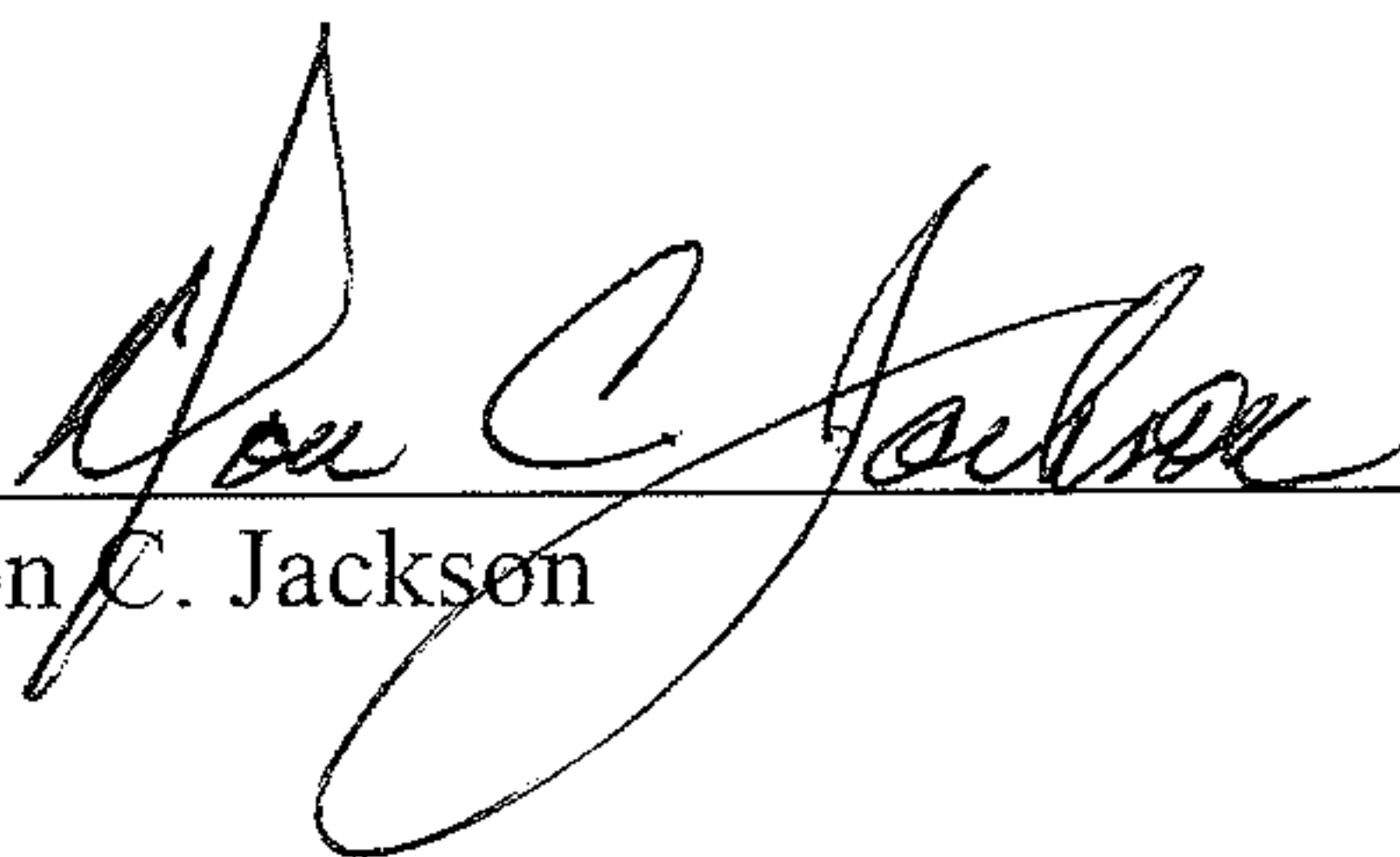
**SUBJECT TO ALL MATTERS OF RECORD**

\$154,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

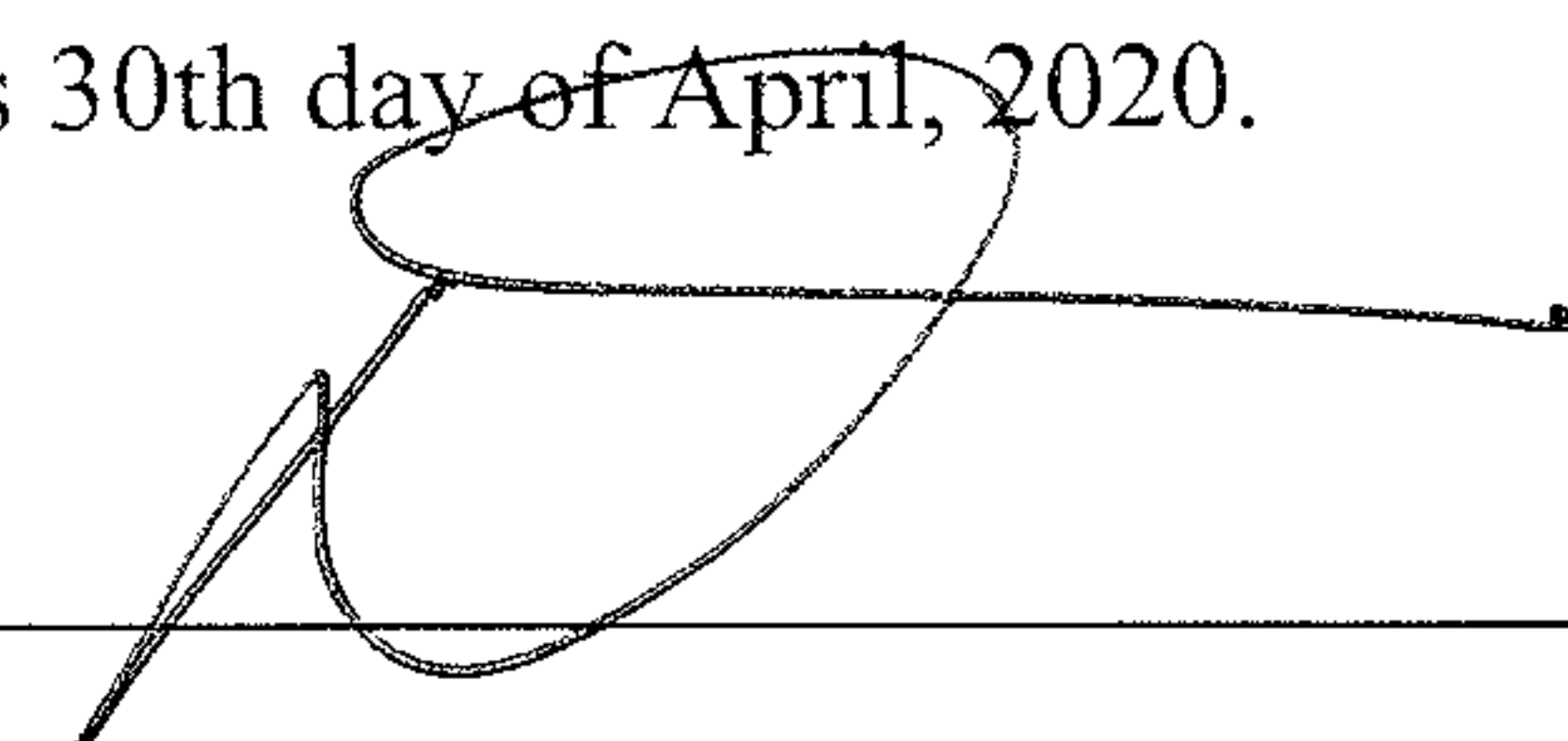
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of April, 2020.

  
Don C. Jackson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

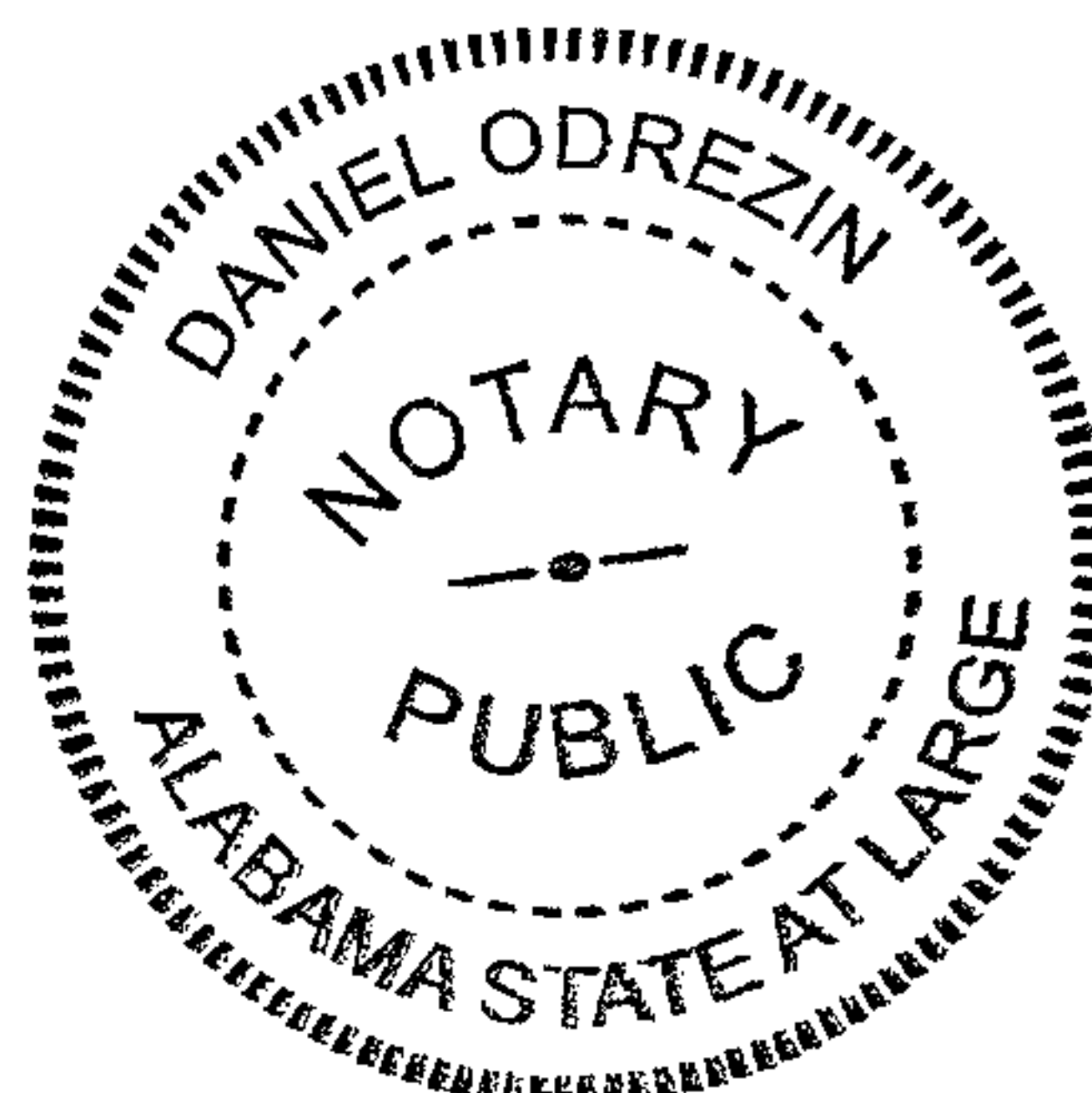
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don C. Jackson, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2020.

  
Notary Public

My Commission Expires:

4/3/22



Real Estate Sales Validation Form

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

Grantor's Name	<u>Don C. Jackson</u>	Grantee's Name	<u>Juanita R. Deramus</u>
Mailing Address		Mailing Address	
Property Address	<u>408 Chesser Plantation Lane</u>	Date of Sale	<u>April 30, 2020</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$239,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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.

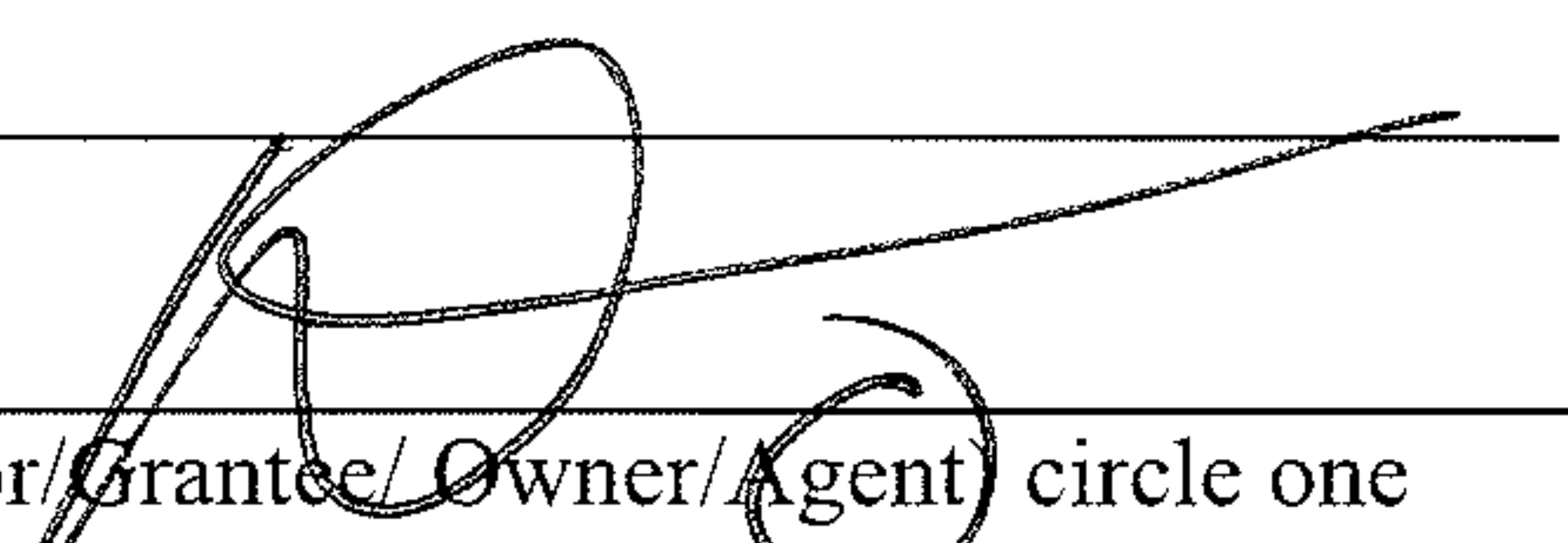
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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		Print	
Unattested		Sign	
			(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/07/2020 12:51:26 PM  
\$113.00 CHERRY  
20200507000180000

Don C. Jackson