

THIS INSTRUMENT PREPARED BY:

M. Lee Johnsey, Jr.
Balch & Bingham LLP
1901 Sixth Avenue North
Suite 1500
Birmingham, AL 35203

Send Tax Notice To:

Jane Jackson Curtis
1929 Arbor Court
Birmingham, Alabama 35244

Shelby County, AL 05/15/2020
State of Alabama
Deed Tax:\$122.00

STATE OF ALABAMA)

COUNTY OF JEFFERSON)


20200515000194110 1/5 \$156.00
Shelby Cnty Judge of Probate, AL
05/15/2020 01:40:01 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS STATUTORY WARRANTY DEED is executed and delivered this ____ day of May, 2020, by **B. J. Jackson and Loisanne P. Jackson** (collectively referred to herein as the “**Grantor**”), to **John Dorish Curtis, Jr. and Jane Jackson Curtis**, as joint tenants with right of survivorship (collectively referred to herein as the “**Grantee**”).

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars and (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”);

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to all matters of record in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor’s Name and Mailing Address:	Grantee’s Name and Mailing Address:
B.J. Jackson	John Dorish Curtis, Jr.
Loisanne P. Jackson	Jane Jackson Curtis
1929 Arbor Court	2419 Glasscott Point
Birmingham, Alabama 35244	Hoover, Alabama 35226

Property Address: 2625 North Chandalar Lane
Pelham, Alabama 35124

Tax Assessor’s Value: \$122,000.00

The Purchase Price of the Property can be verified by the closing statement.

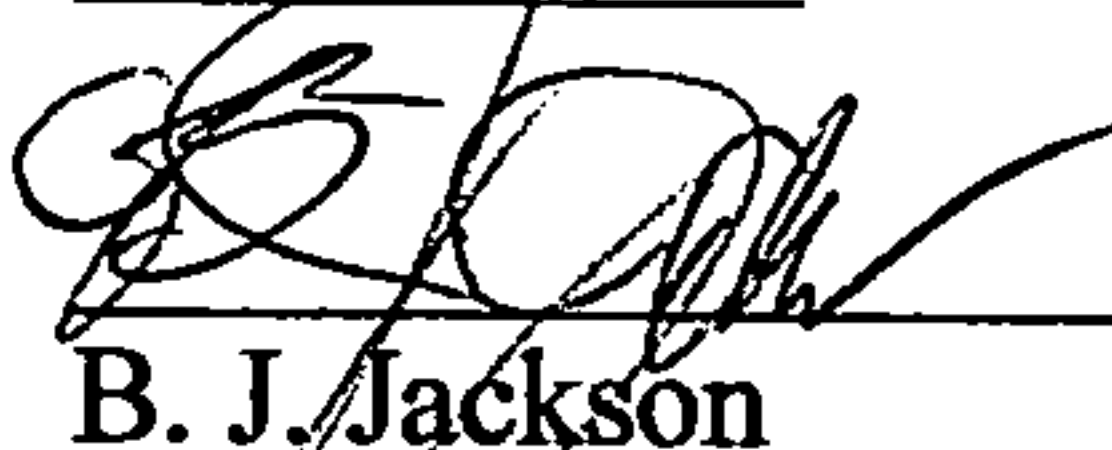
[Signature appears on following page.]



20200515000194110 2/5 \$156.00
Shelby Cnty Judge of Probate, AL
05/15/2020 01:40:01 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

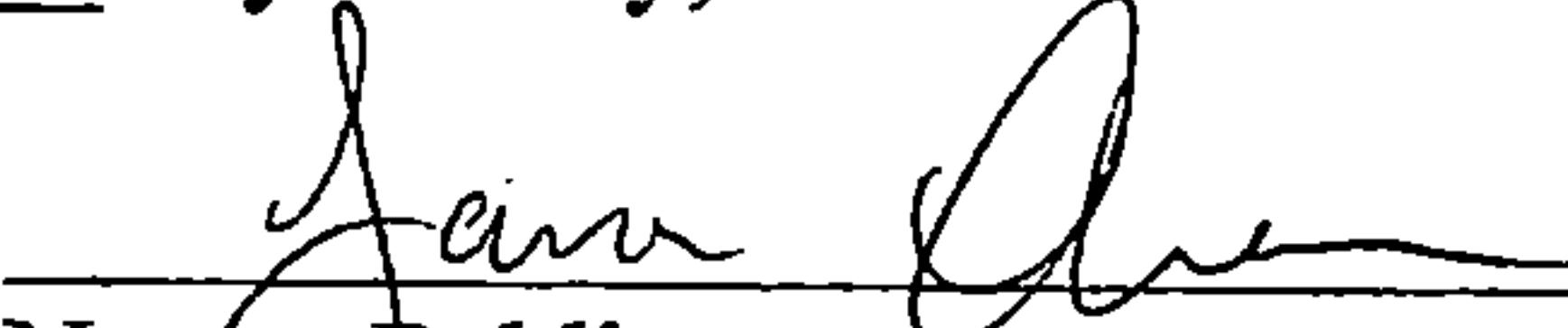
GRANTOR:


B. J. Jackson

STATE OF ALABAMA
COUNTY OF Shelby

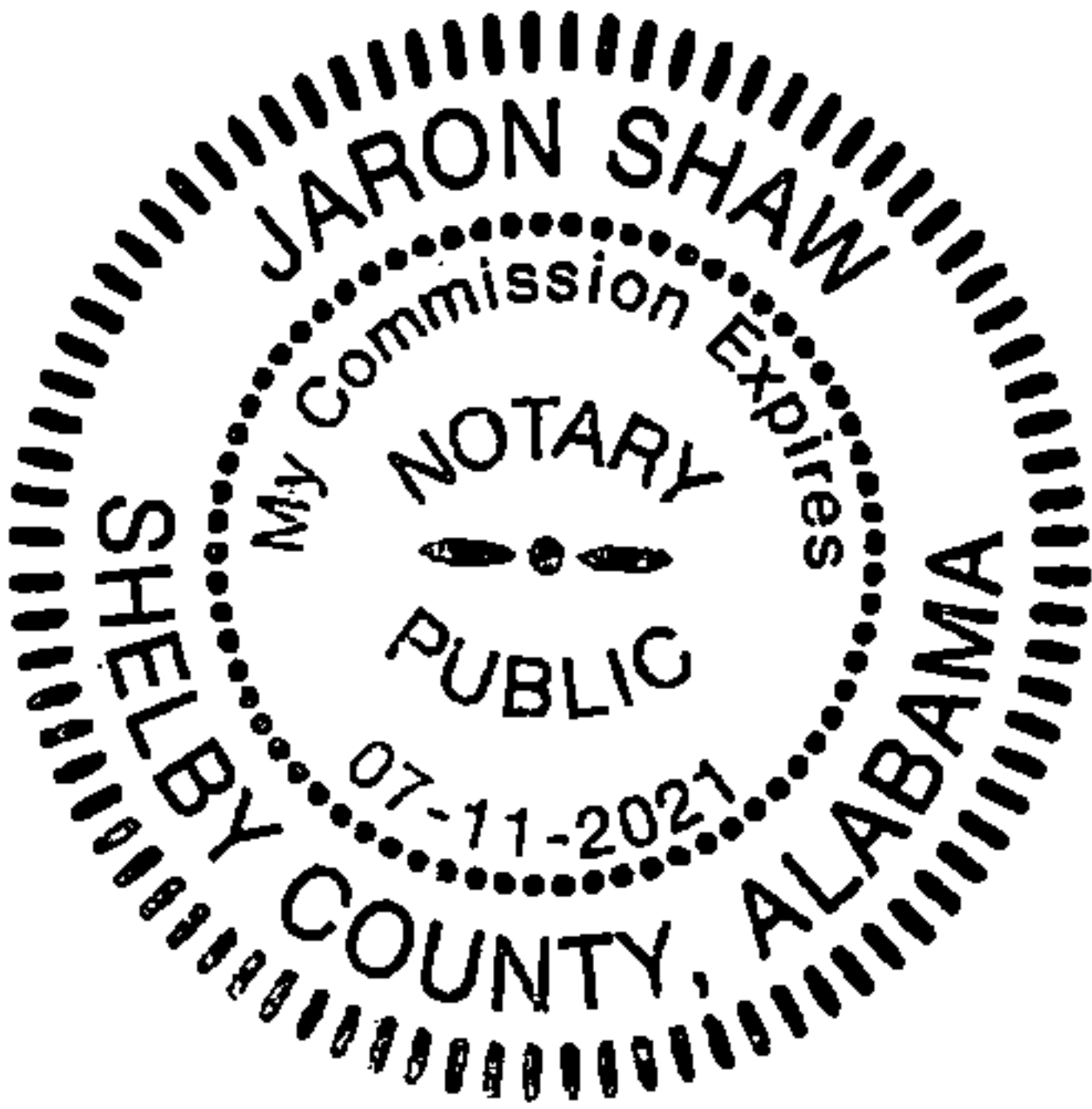
I, Jaron Shaw, a Notary Public in and for said County in said State, hereby certify that B. J. Jackson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2020.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: 07/11/2021



20200515000194110 3/5 \$156.00
Shelby Cnty Judge of Probate, AL
05/15/2020 01:40:01 PM FILED/CERT

GRANTOR:

Lois Anne P. Jackson
Loisanne P. Jackson

STATE OF ALABAMA
COUNTY OF Shelby

I, Jaron Shaw, a Notary Public in and for said County in said State, hereby certify that Loisanne P. Jackson, 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 instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2020.

Jaron Shaw
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 07/11/2021

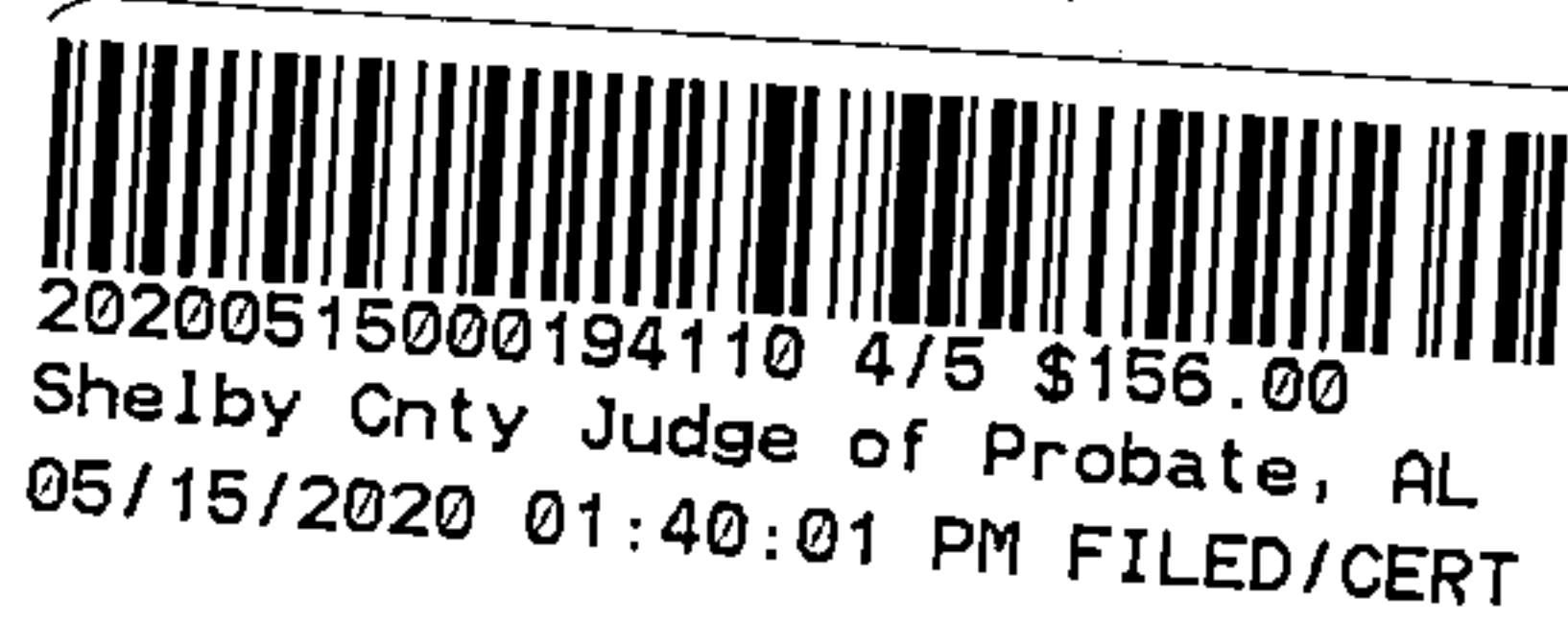
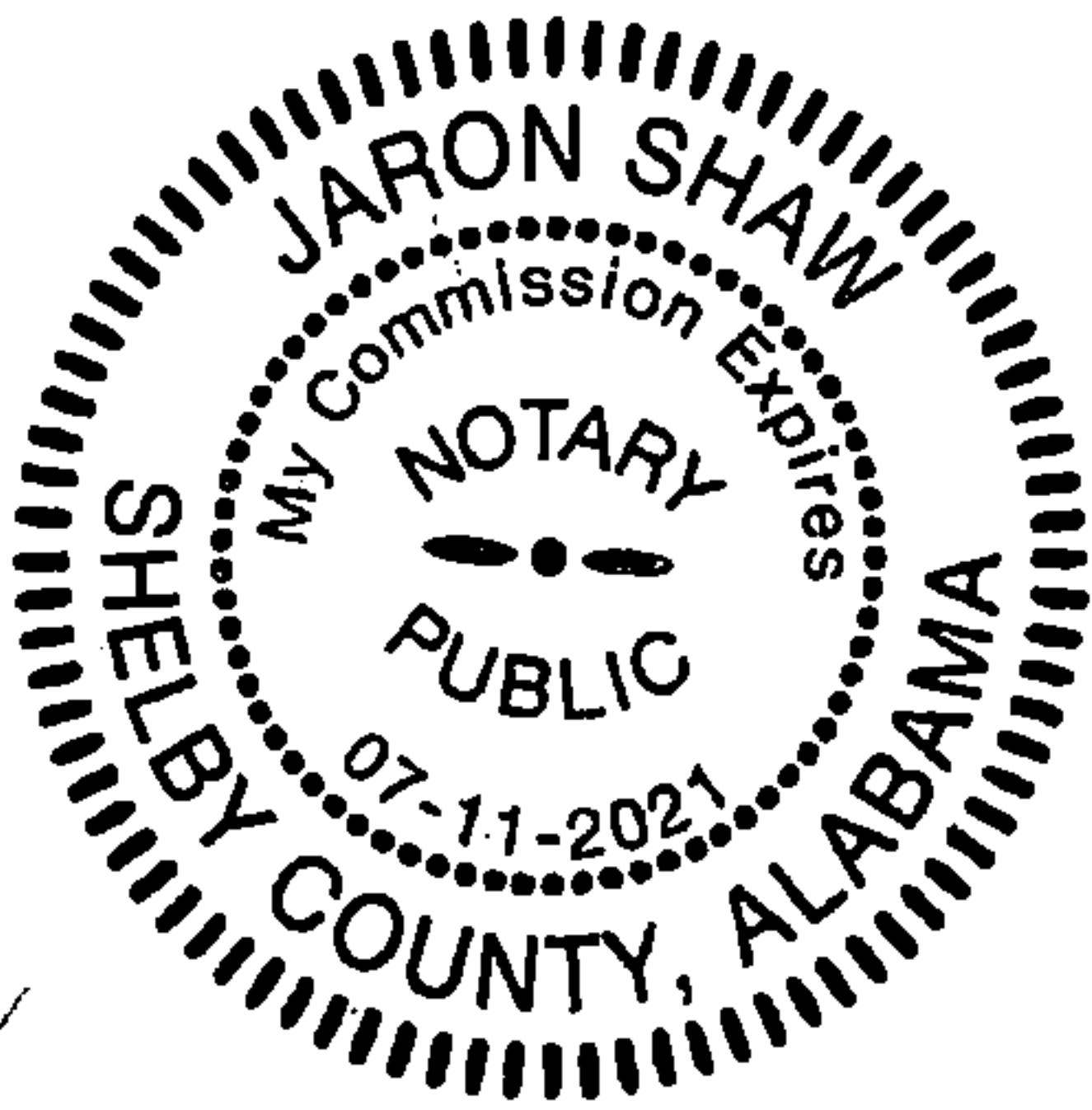


EXHIBIT A

Legal Description

Lot 43-A, of Chanda Terrace, Third Sector, as recorded in Map Book 13, Page 142 in the Probate Office of Shelby County, Alabama.

