

200-755-2000
2700 Highway 280 Ste 380E
Birmingham, AL 35223

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2020-763

20200813000348090
08/13/2020 12:35:51 PM
DEEDS 1/3

Send Tax Notice To:
RYAN CONNELL and ASHLEY JONES
CONNELL
189 Choctaw Lane
Indian Springs, AL 35124

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **LETA JONES, AN UNMARRIED WOMAN, BY AND THROUGH HER ATTORNEY-IN-FACT, SAMUEL OTTERSON JONES, IV**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **RYAN CONNELL and ASHLEY JONES CONNELL**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 2 West, thence run East along the North line of SE 1/4 of NE 1/4 for a distance of 305.8 feet; thence turn an angle to the right of 88 degrees, 38 minutes and run a distance of 464.4 feet; thence turn an angle to the right of 91 degrees, 22 minutes for a distance of 306.3 feet; thence turn an angle to the right of 88 degrees, 38 minutes for a distance of 464.4 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$270,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free

and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals, this the 10 day of August, 2020. *Leta Jones, By and through her attorney in fact,*

Samuel Otterson Jones IV
LETA JONES, BY AND THROUGH HER
ATTORNEY-IN-FACT, SAMUEL OTTERSON JONES, IV

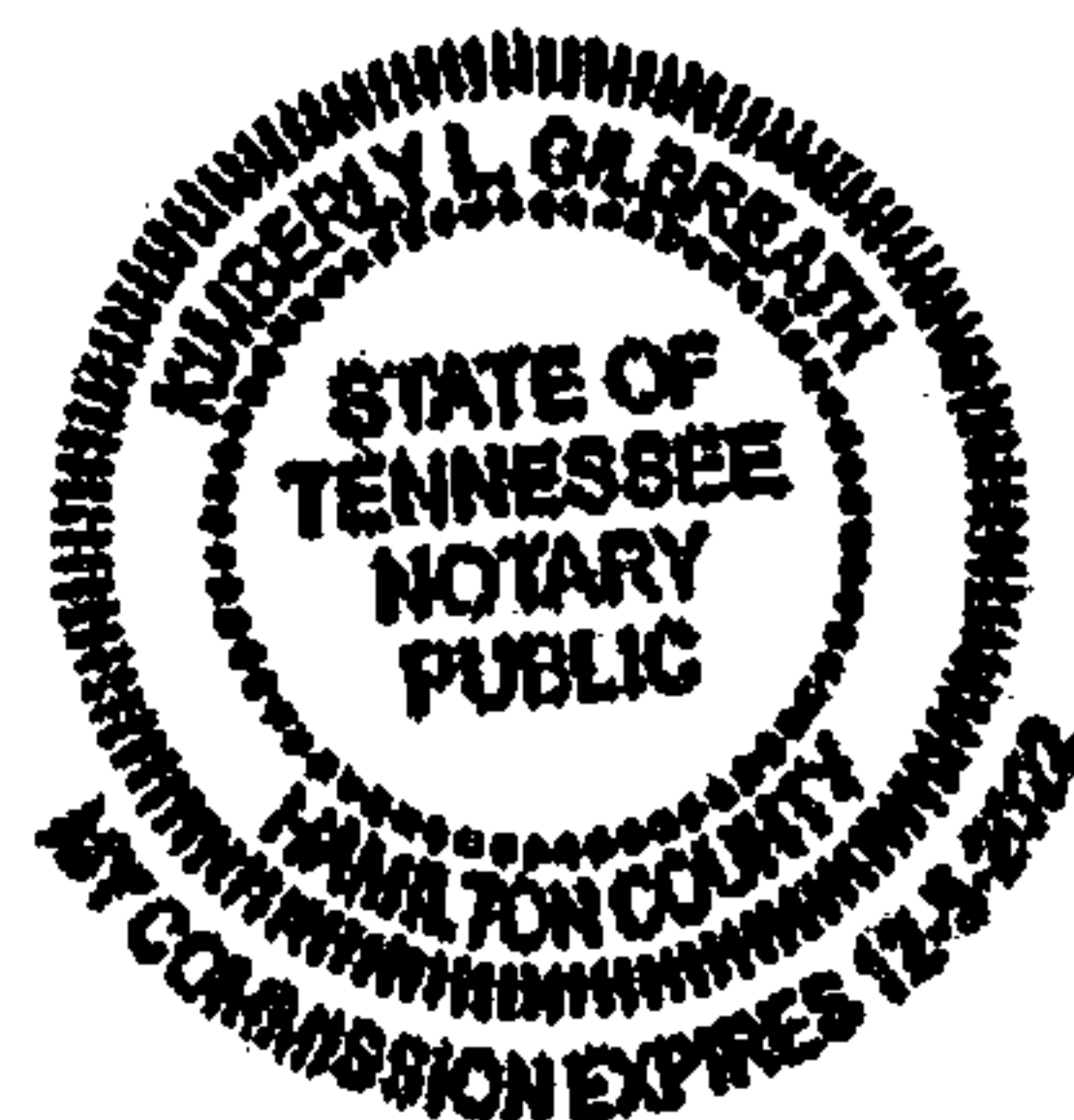
State of Tennessee)
County of Hamilton)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SAMUEL OTTERSON JONES, IV, whose name as ATTORNEY-IN-FACT for LETA JONES, is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he as such ATTORNEY-IN-FACT and with full authority, executed the same voluntarily for and as the act of LETA JONES.

IN WITNESS WHERE OF, I have hereunto set my hand and seal this the 10th day of August, 2020.

Kimberly L. Gilbreath
NOTARY PUBLIC

My Commission Expires: 12-5-22



Real Estate Sales Validation Form

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

Grantor's Name Lela Jones
 Mailing Address 189 Choctaw Lane
Indian Springs, AL
35124

Grantee's Name Ryan Connell
 Mailing Address Ashley Jones Connell
189 Choctaw Lane
Indian Springs, AL 35124

Property Address 189 Choctaw Lane
Indian Springs, AL
35124

Date of Sale 8-12-20
 Total Purchase Price \$ _____
 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.

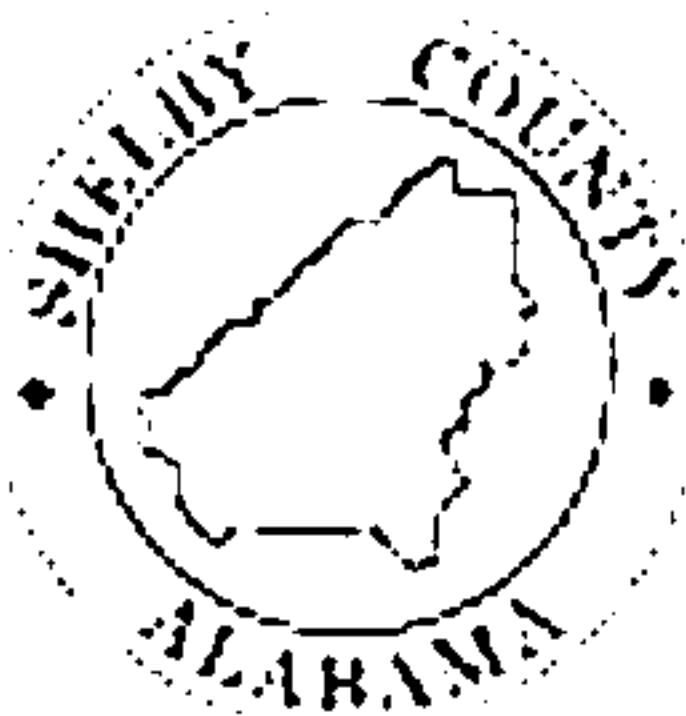
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8-12-20

Print Michelle Pouncey
 Sign Michelle Pouncey
 (Grantor/Grantee/Owner/Agent) circle one



ed Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 08/13/2020 12:35:51 PM
 \$173.00 JESSICA
 20200813000348090

Alvin S. Bayl

Form RT-1