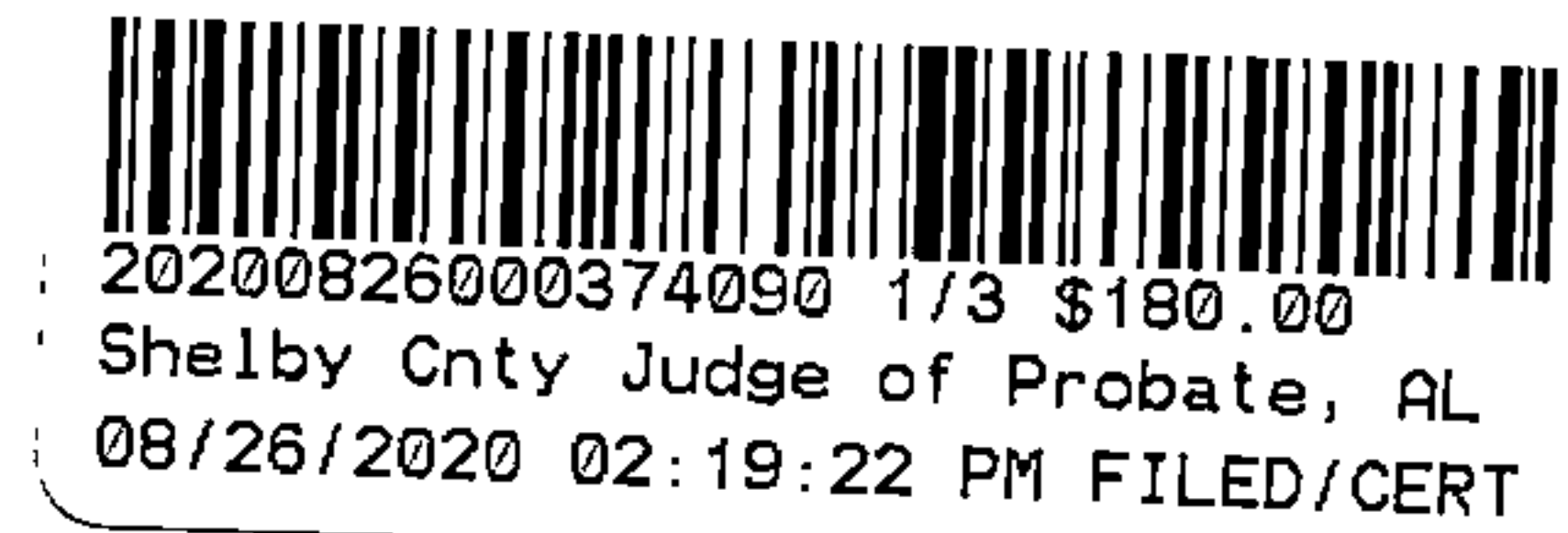


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051



**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**                      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Michael Jones, \_\_\_\_\_ married, and Tommy Jones, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey a life estate unto Michael Jones with remainder over at his death to Kevin Jones (herein referred to as GRANTEE) in and to the following described real estate situated in Shelby County, Alabama:

From the Northeast corner of Section 13, Township 21 North, Range 15 East, run South along the East boundary of said Section 13 a distance of 2,637.38 feet; thence turn 90 deg. 15 min. 40 sec. to the right and run 1,318.23 feet; thence turn 06 deg. 12 min. left and run 856 feet to point of beginning of the property herein conveyed; thence continue in the same direction a distance of 240 feet to a point which said point is the Southeastern corner of the Josephine W. Etress lot; thence turn 95 deg. 45 min. right and run 87.5 feet to a point, which said point is the Northeastern corner of the Josephine W. Etress lot; thence turn to the right and run Northeasterly a distance of 240 feet, more or less, to a point which is 100 feet due North from the point of beginning of the lot herein conveyed; thence turn to the right and run Southerly a distance of 100 feet to point of beginning.

Subject to easements, restrictions, covenants, conditions, rights of way, reservations of minerals and mining rights, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

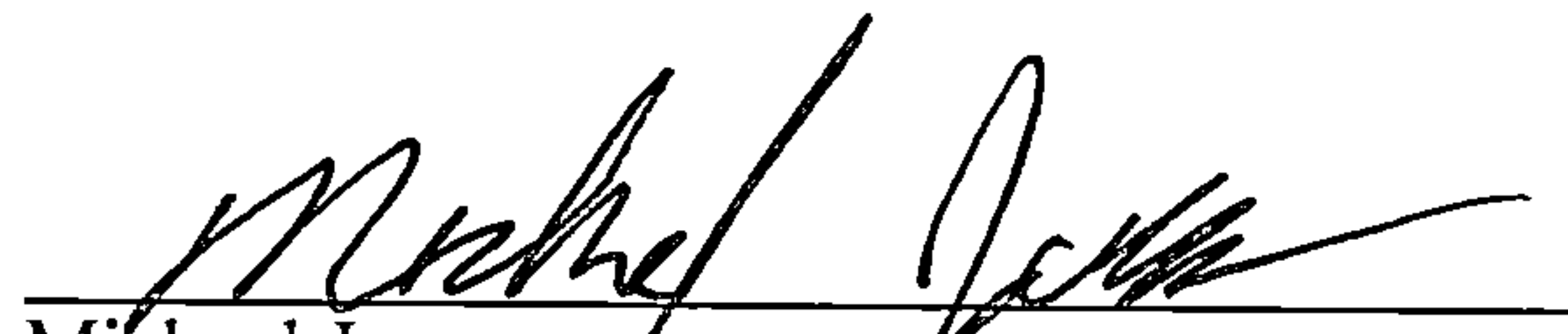
GRANTORS are the only children and sole heirs at law of Elsie Faye Jones, who died intestate on April 26, 2019.


TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

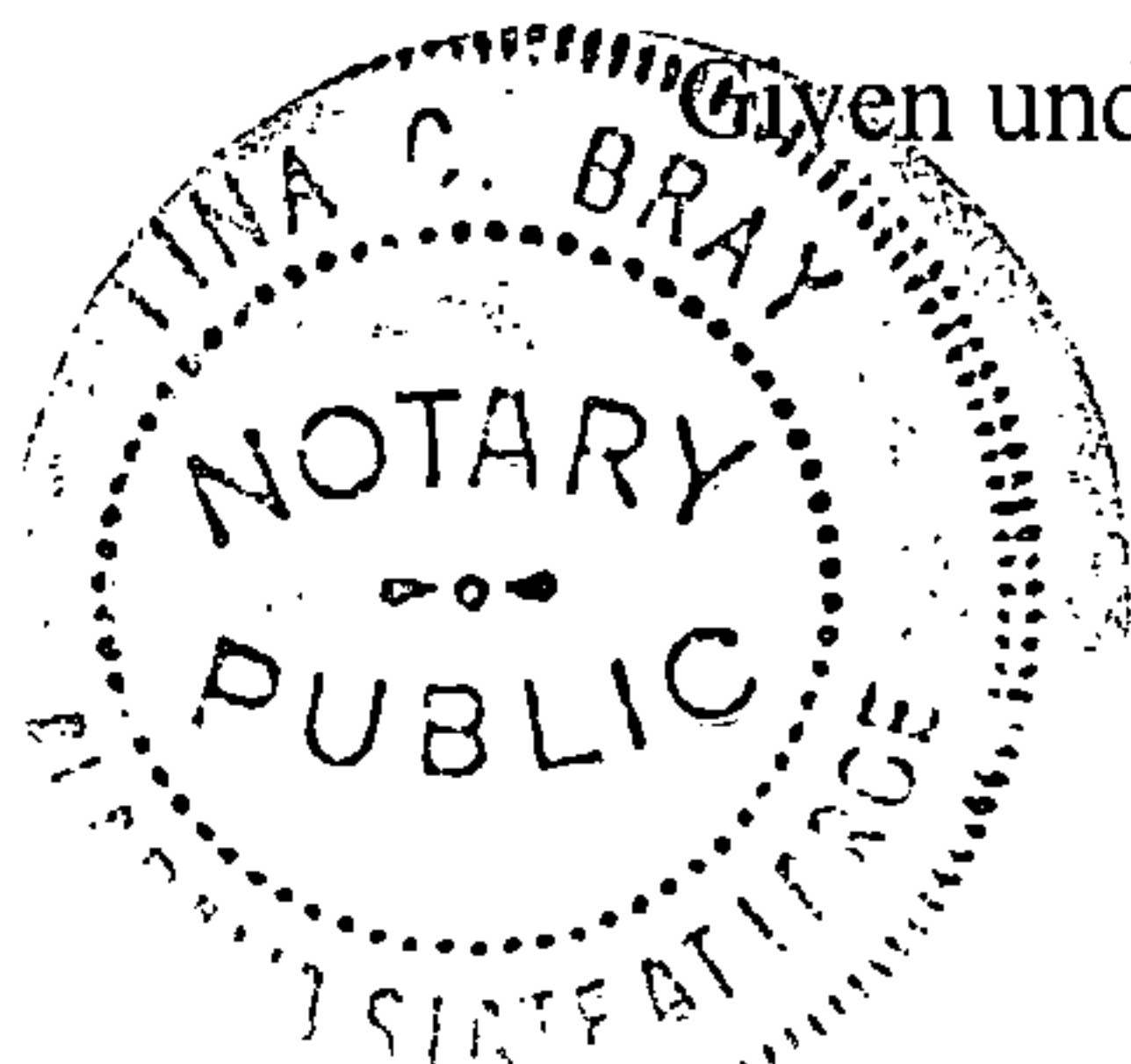
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 22 day of July, 2020.

  
Michael Jones


  
Tommy Jones

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Jones, 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, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 22 day of July, 2020.

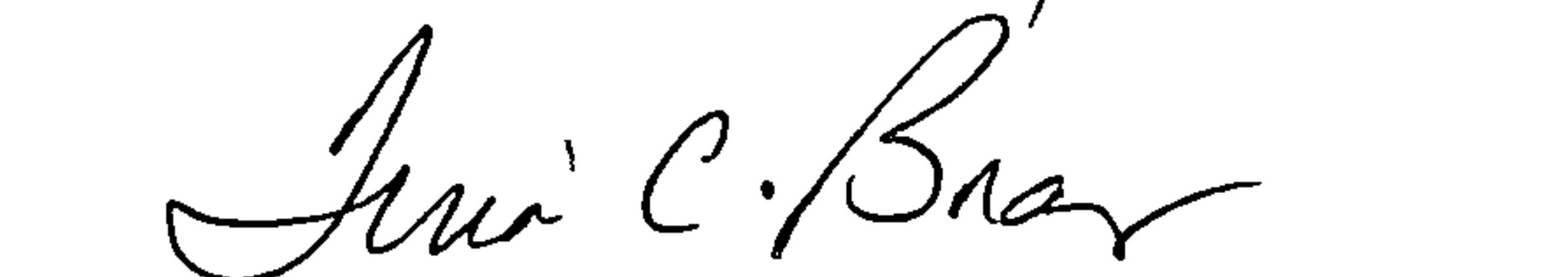
  
Notary Public

My commission expires: 8-6-2023

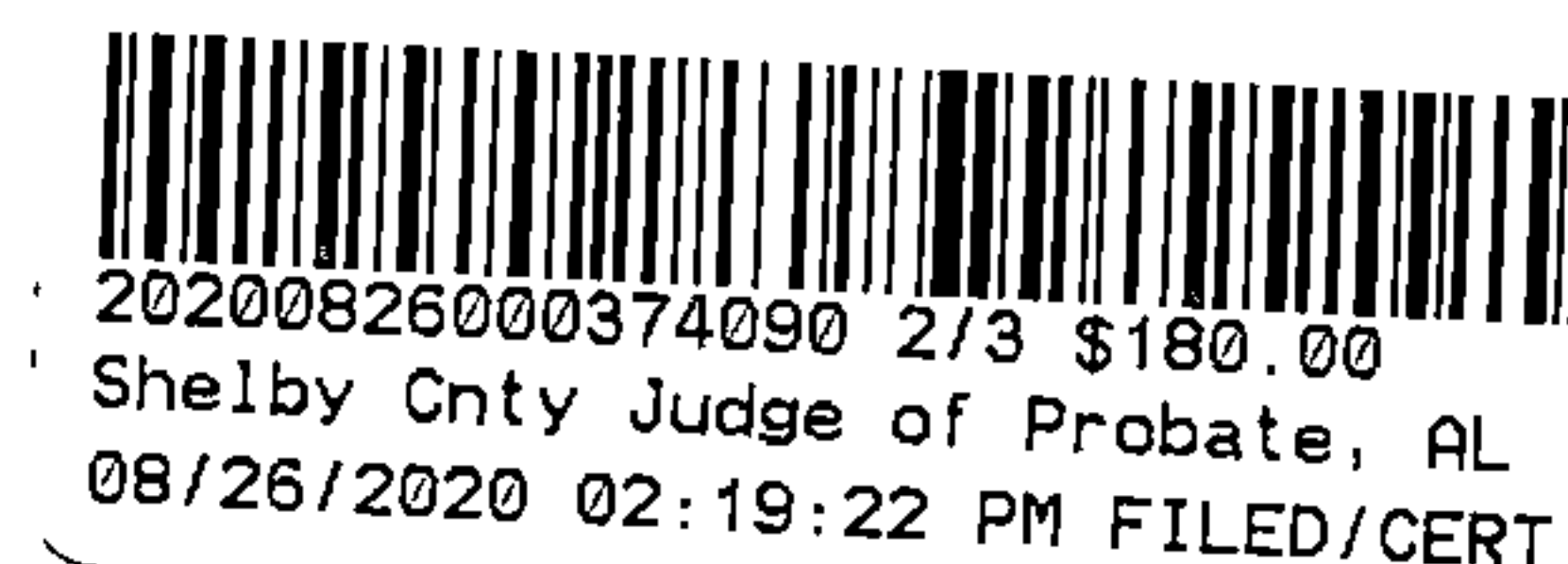
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Jones, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of July, 2020.

  
Notary Public

My commission expires: 8-6-2023





## Real Estate Sales Validation Form

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

Grantor's Name Elsie Jones heirs  
Mailing Address 1945 Hwy 71  
Shelby, AL 35143

Grantee's Name Michael Jones  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

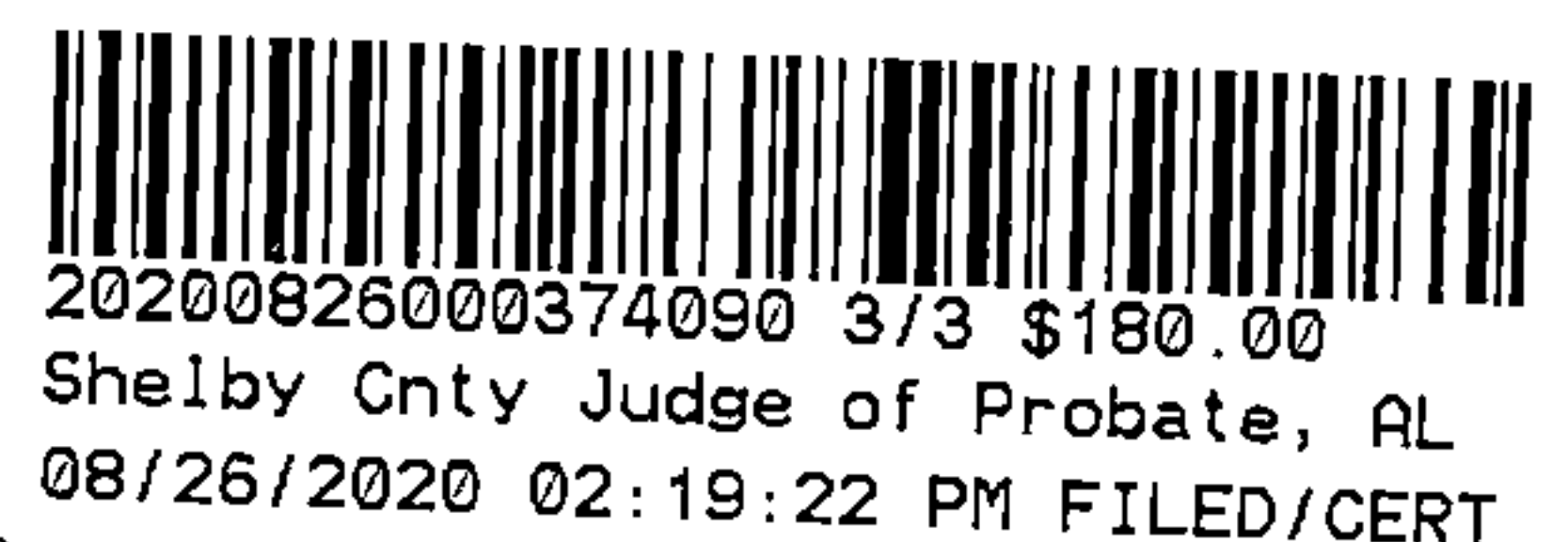
Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 151,530.00

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 7,22,20

Print Michael Jones

Unattested \_\_\_\_\_

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one