

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 unto Ashlyn Jones Bailey (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

All that part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 13, Township 24 North, Range 15 East, that lies North of Shelby County Highway 71, and containing 20 acres, more or less.

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.

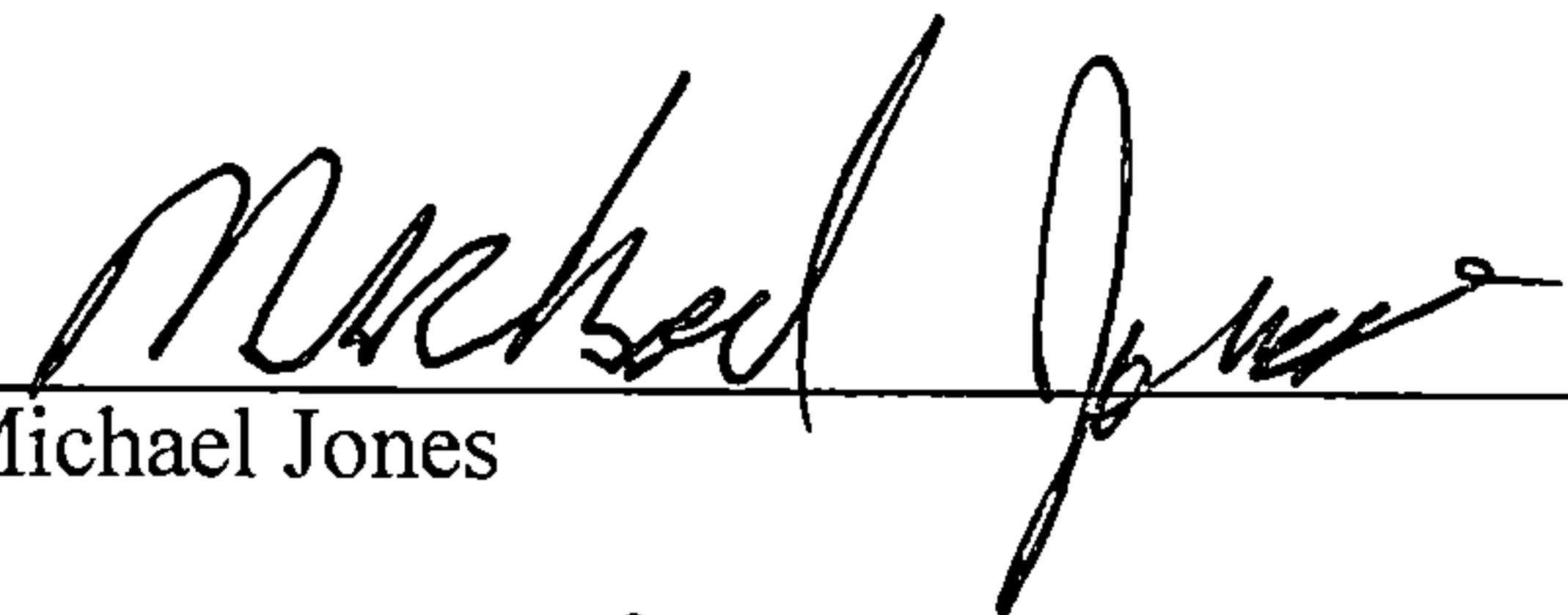
GRANTORS are the only children and sole heirs at law of Elsie Faye Jones, who died intestate on April 26, 2019.

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

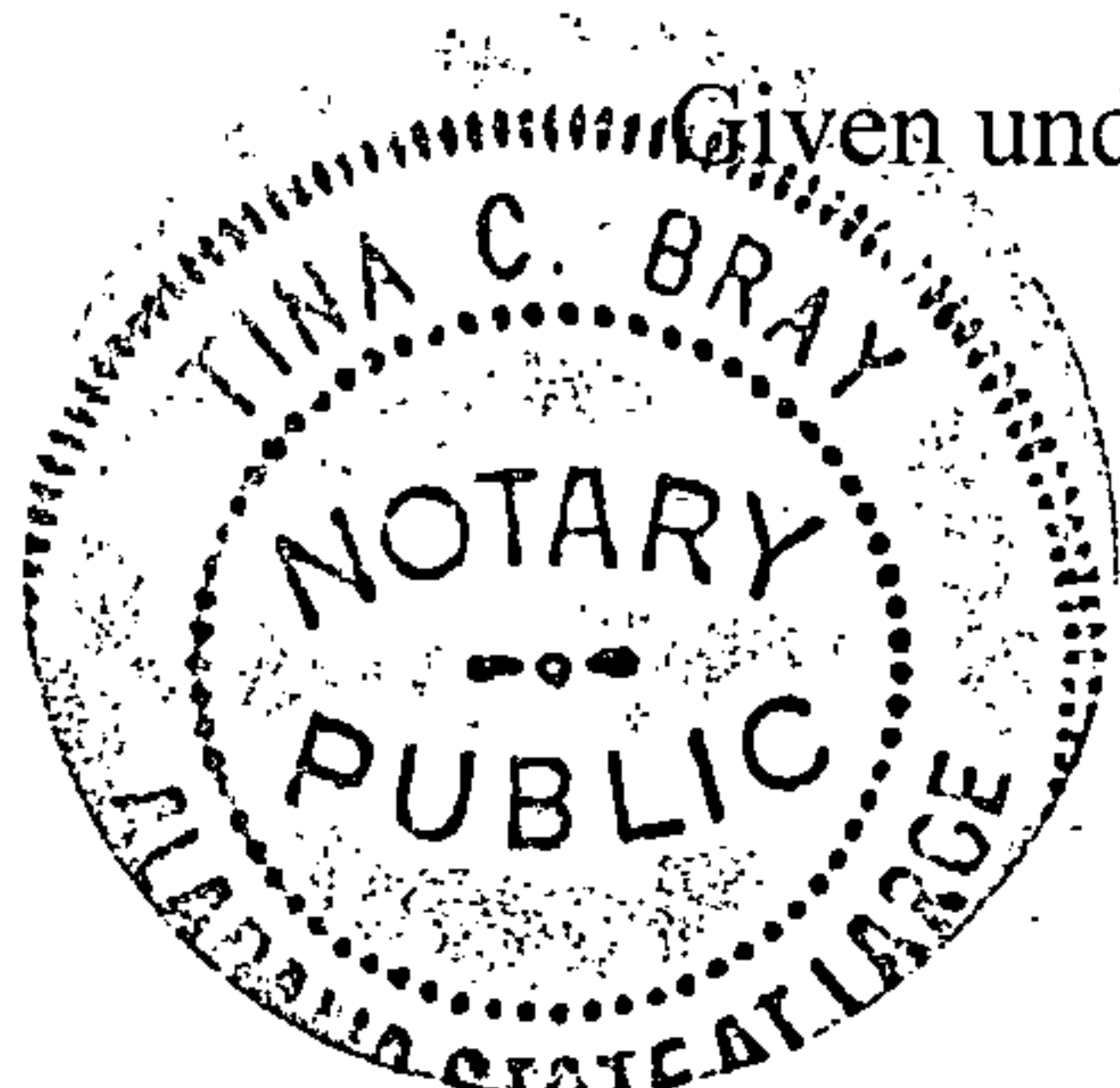
  
Tommy Jones

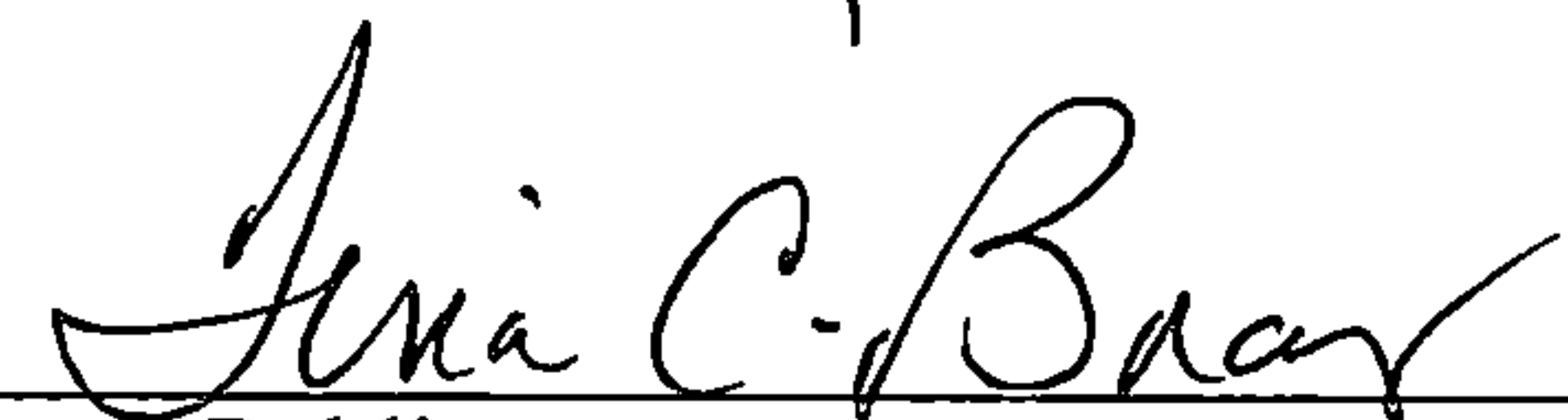
STATE OF ALABAMA  
SHELBY COUNTY

  
20200826000374100 2/3 \$459.50  
Shelby Cnty Judge of Probate, AL  
08/26/2020 02:19:23 PM FILED/CERT

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 ~~Kerry Jones &~~ Ashlyn Jones Bailey  
Mailing Address \_\_\_\_\_

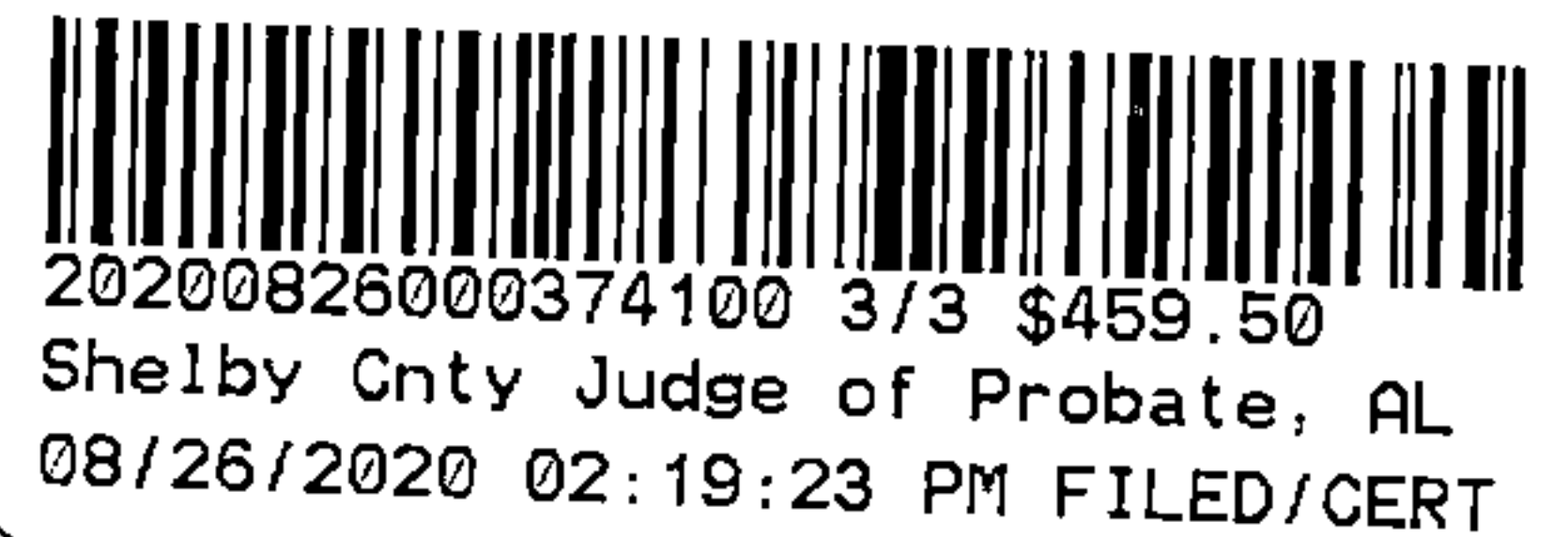
Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 431,230.00

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 Tommy Jones Ashlyn Jones Bailey

Sign Tommy Jones Ashlyn Jones Bailey  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)