

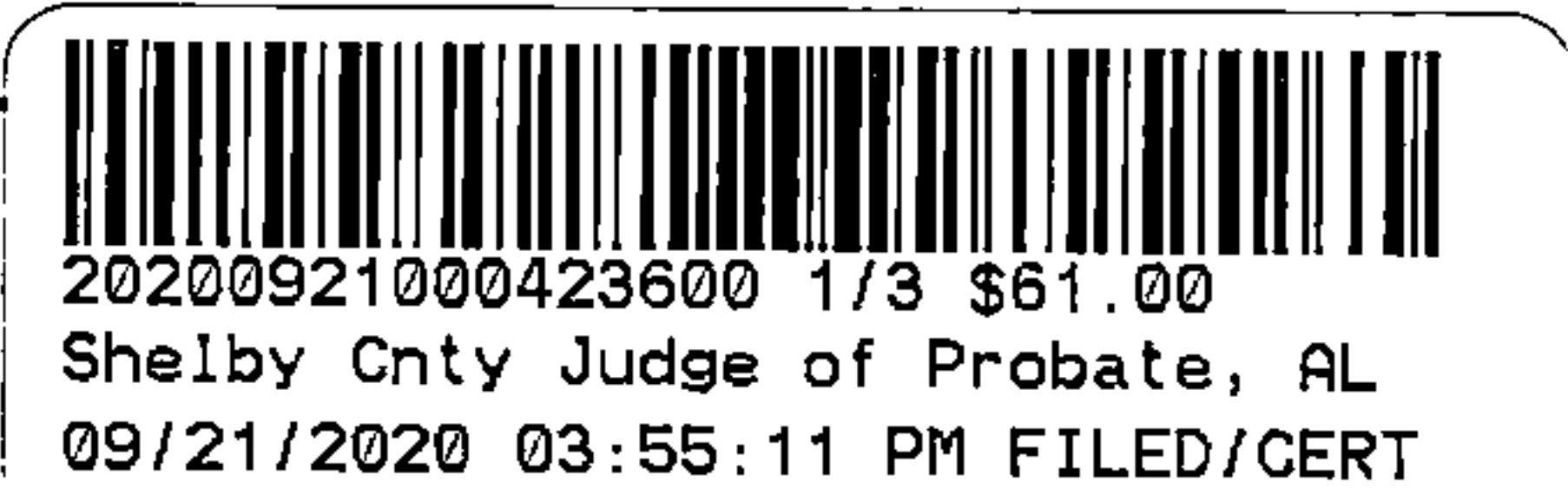
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tommy Jones

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY TWO THOUSAND SEVEN HUNDRED TEN DOLLARS AND NO CENTS (\$32,710.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Tommy Jones, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Tommy Jones and Debra K. Jones (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

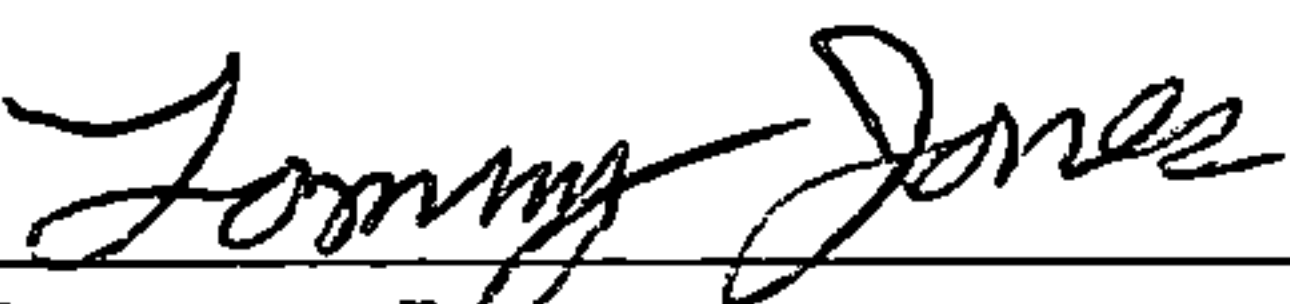
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record
- 3. The above described property constitutes no part of the homestead of Grantor.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, 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.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of September 2020.

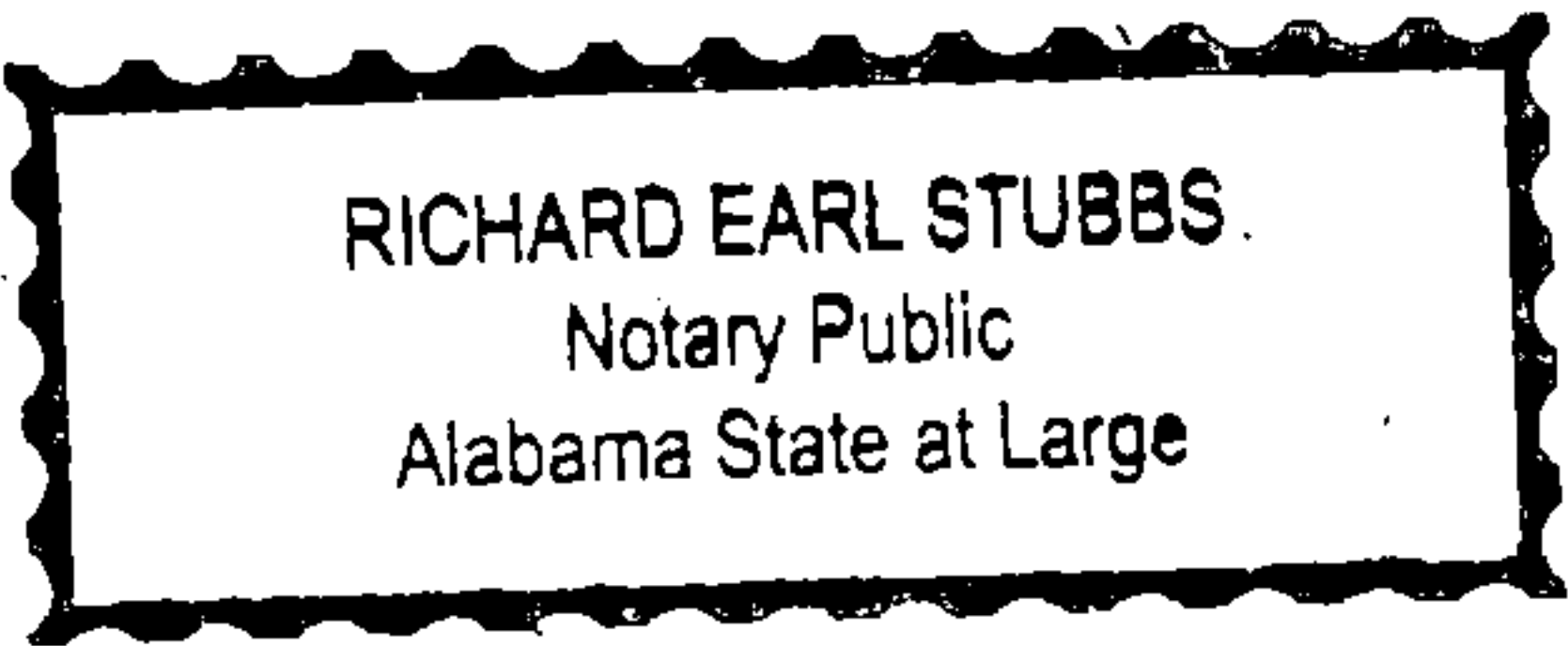



Tommy Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Tommy Jones**, whose names are signed to the foregoing conveyance, and who are 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 20th day of September 2020.





Notary Public
My Commission Expires:

My Commission Expires
December 13, 2021

EXHIBIT "A" – LEGAL DESCRIPTION

Parcel 1: Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section a distance of 21.60 feet to the NE right of way line of Shelby County Highway No. 47 and the point of beginning; thence continue East along the North line of said Section a distance of 1118.21 feet; thence turn an angle of 135°46'11" to the right and run a distance of 801.24 feet to the NE right of way line of said County Highway No. 47; thence turn an angle of 90°00'00" to the right and run along side right of way a distance of 780.00 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along said section line a distance of 22.66 feet to the point of beginning; thence continue along last described course a distance of 548.82 feet; thence run an angle of 124°47'27" right and run a distance 401.35 feet; thence run an angle of 101°04'24" right and run a distance of 459.26 feet to the point of beginning.

Parcel 2: Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said section a distance of 1139.81 feet to the point of beginning; thence continue East along the North line of said section a distance of 191.35 feet to the Northeast corner of the NW ¼ of the NW ¼ of said Section 15; thence turn an angle of 90°49'57" to the right and run South along the East line of said ¼ - ¼ Section a distance of 325.00 feet; thence turn an angle of 44°42'22" to the right and run a distance of 422.81 feet; thence turn an angle of 75°15'58" to the right and a run a distance 377.54 feet; thence turn an angle of 104°57' 54" to the right and run a distance of 613.24 feet to the point of beginning. Situated in the NW ¼ of the NW ¼, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 5.05 acres.

Also, a 20.00 feet easement for a drive described as: Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East; thence run along the North line of said section a distance of 1139.81 feet; thence turn an angle of 135°46'11" to the right and run a distance of 613.24 feet to the point of beginning; thence continue in the same direction a distance of 188.00 feet to the Northeast right of way of Shelby County Hwy No. 47; thence turn an angle of 90°00' to the left and run along said Hwy. R/W a distance of 20.00 feet; thence turn an angle of 90°00' to the left and run a distance of 193.35 feet; thence turn an angle 104°57'54" to the left and run a distance of 20.50 feet to the point of beginning. Situated in the NW ¼ of the NW ¼, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section 15 a distance of 1139.81 feet; thence turn an angle of 135°46'11" to the right and run a distance of 172.74 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 104°57'54" to the left and run a distance of 210.00 feet; thence turn an angle of 75°02'06" to the left and run a distance of 210.00 feet; thence turn an angle of 104°57'54" to the left and run a distance of 210.00 feet to the point of beginning. Situated in the NW ¼ of the NW 1/4, Section 15, Township 24 North, Range 15 East.



20200921000423600 2/3 \$61.00
Shelby Cnty Judge of Probate, AL
09/21/2020 03:55:11 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Tommy Jones
Mailing Address 984 Hwy 71
Shelby, AL 35143

Grantee's Name Tommy & Debra Jones
Mailing Address 984 Hwy 71
Shelby AL 35143

Property Address 7717 Hwy 47
Shelby, AL 35143

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 32,710.00

or

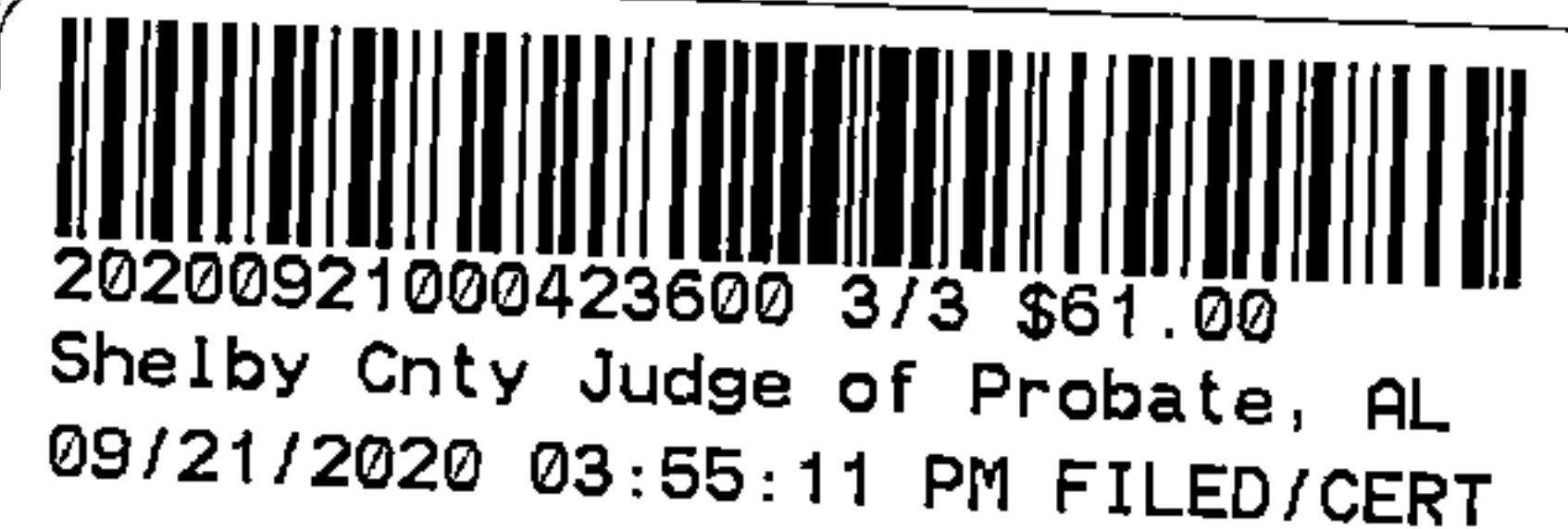
Assessor's Market Value \$ _____

Shelby County, AL 09/21/2020
State of Alabama
Deed Tax: \$33.00

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 9-20-20

Print Tommy Jones

☐ Unattested

Sign Tommy Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one