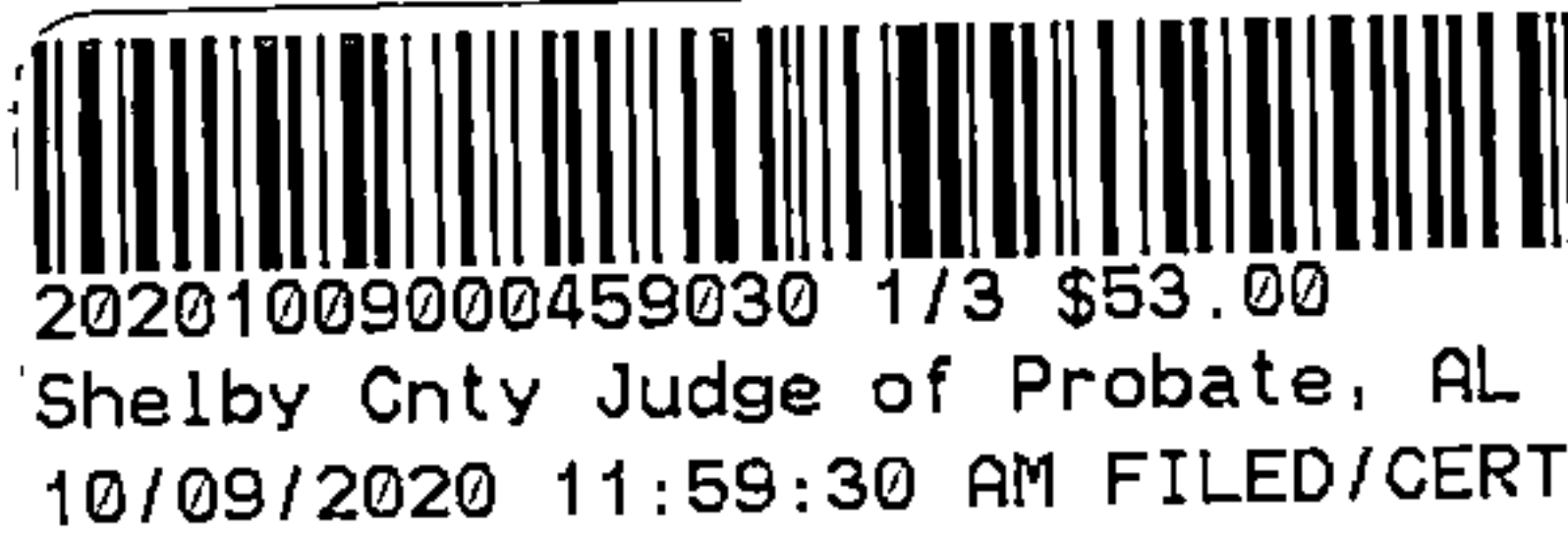


THIS INSTRUMENT PREPARED BY  
J. CLAY MADDOX  
FULLER HAMPTON LLC  
ATTORNEYS AT LAW  
P.O. Drawer 1319  
Clanton, AL 35046  
(205)755-1975



Shelby County, AL 10/09/2020  
State of Alabama  
Deed Tax:\$25.00

## WARRANTY DEED

**SEND TAX NOTICES TO:**

187 Old Buttermilk Road

Montevallo, AL 35115

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

KNOW YE ALL MEN BY THESE PRESENTS:

**WHEREAS**, in consideration of the sum of Twenty-five Thousand and 0/100 Dollars (\$25,000.00) and other valuable considerations to the undersigned GRANTOR, **Shane M. Jones, a married person**, in hand paid by the GRANTEE, **James Cary White**, the receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

**Begin at center stake at Northeast corner of Chester Lovelady lot and run 70 feet North; thence 160 feet West; thence 70 feet South; thence 160 feet East to point of beginning; being a part of SE ¼ of NW ¼ of Section 5, Township 22 South, Range 1 West.**

**Also that part of the SE ¼ of the NW ¼ of Section 5, Township 22 South, Range 3 West, described as beginning at the Northeast corner of the present J.W. Brantley lot and run Northwesterly a distance of 160 feet; thence South a distance of 30 feet; thence Northeasterly a distance of 160 feet, more or less to the point of beginning, said lot being a V shape.**

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.


The preparer of this instrument acted as a scrivener only and makes no representation as to the chain of title or legal description for this property.

NOTE: This property constitutes no part of the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES in fee simple, and to the heirs and assigns.

AND THE GRANTOR, does for himself, his heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set my hand and seal, on this 22<sup>nd</sup> day of September, 2020.

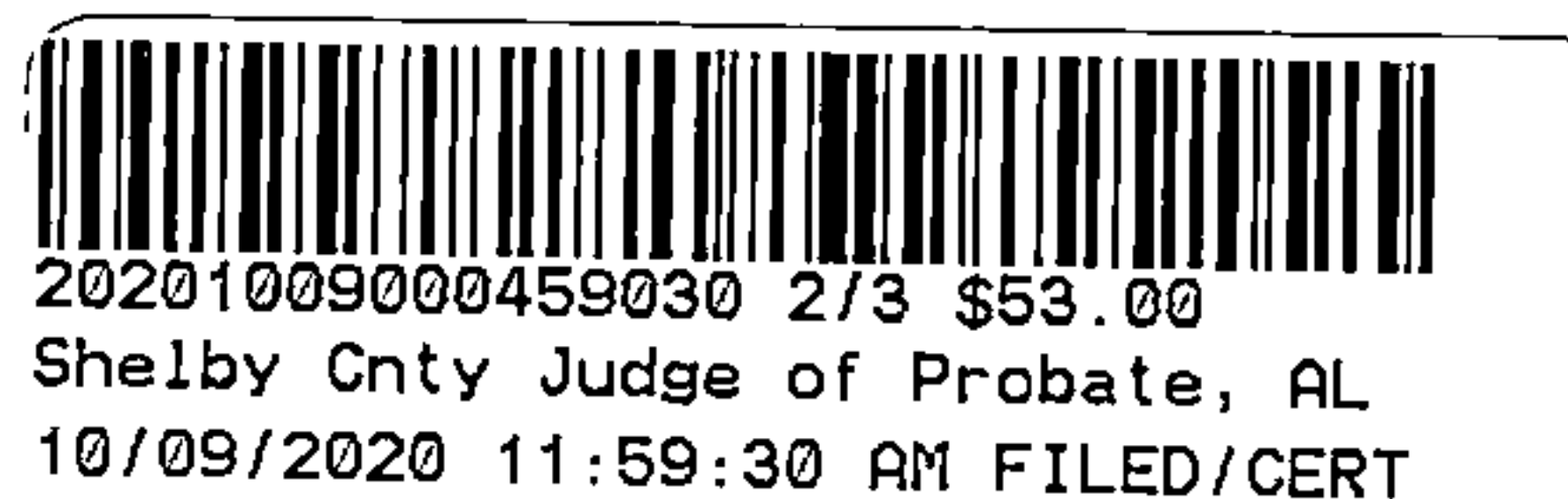
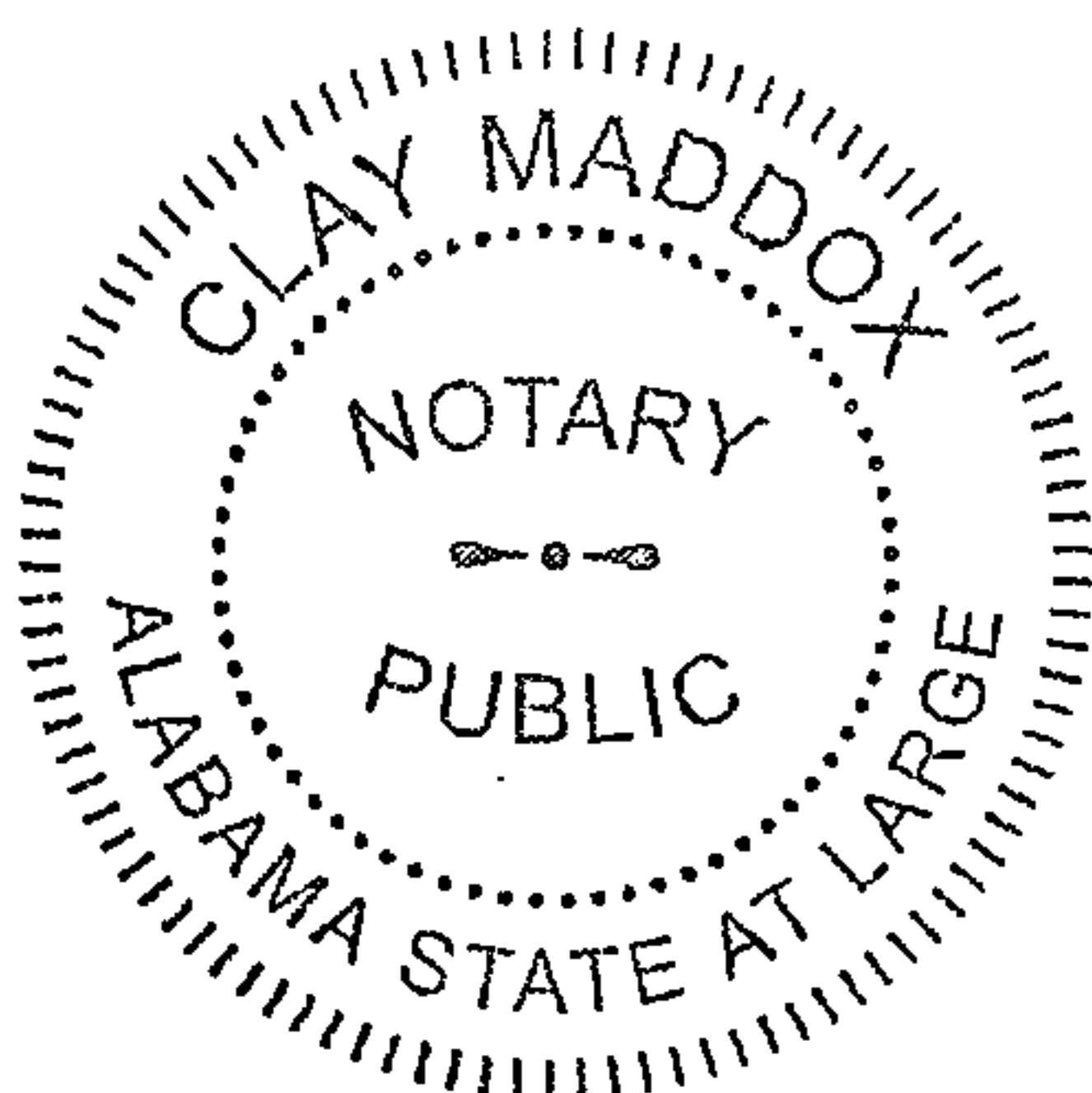
  
SHANE M. JONES

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Shane M. Jones** 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 27<sup>th</sup> day of September, 2020.

  
NOTARY PUBLIC  
My Commission Expires: 4-23-23





# Real Estate Sales Validation Form

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

Grantor's Name Shane M. Jones  
Mailing Address 2104 N Grande View Lane  
Maylene, AL 35114

Grantee's Name James Cary White  
Mailing Address 187 Old Buttermilk Road  
Montevallo, AL 35115

Property Address 3670 Hwy 22  
Montevallo, AL 35115

Date of Sale 09/22/2020  
Total Purchase Price \$ 25,000.00

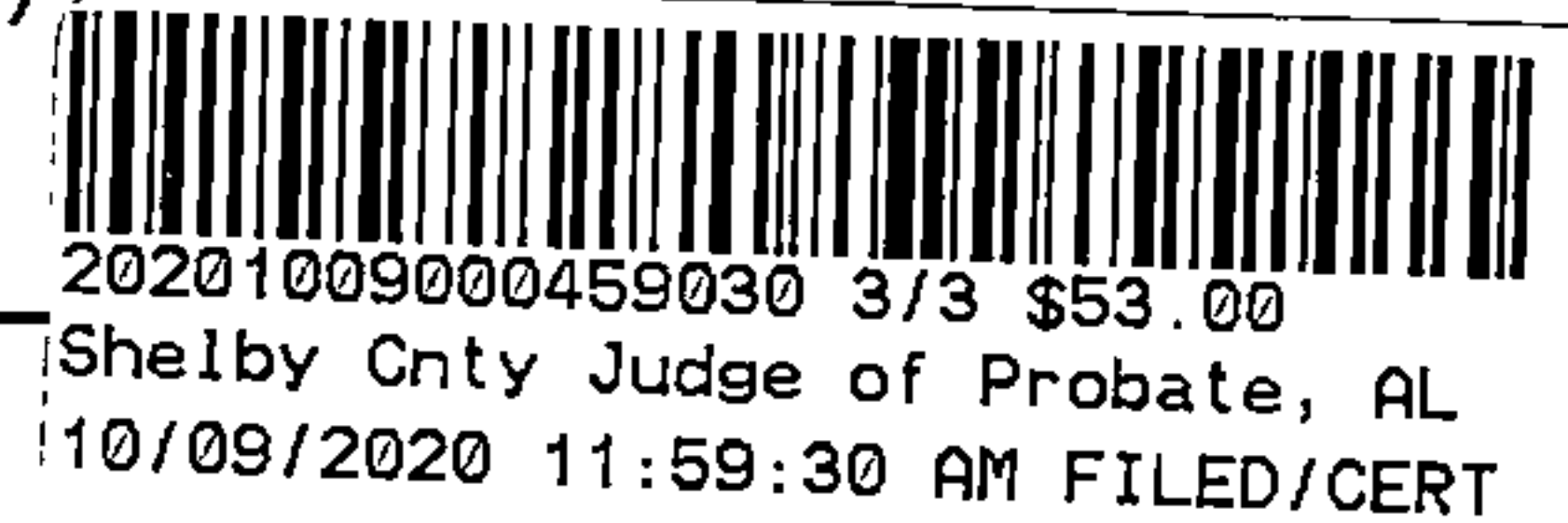
or  
Actual Value \$

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 09/22/2020

Print Clay Maddox

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one