

This instrument was prepared by:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Send tax notice to:

Christopher Jones
2049 Cahaba Crest Drive
Hoover, AL 35242

WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars (\$365,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Christopher Reed Dolihite and Jennifer Gray Dolihite, Husband and Wife** (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Christopher Jones and Brandy Jones** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 14, 2nd Sector, according to the Survey of Altadena Woods Subdivision, 2nd and 5th Sectors as recorded in Map Book 10, Page 54 in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to:

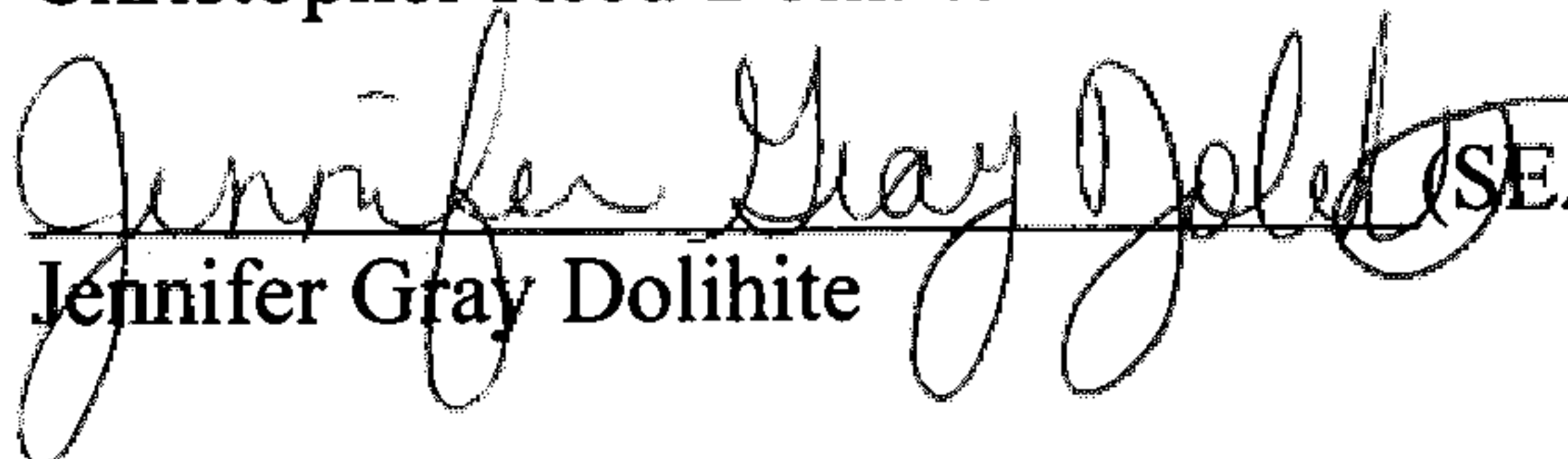
1. Taxes for the year 2021 and subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, and limitations, if any, of record.
3. \$346,750.00 of the consideration herein was derived from a mortgage filed simultaneously, herewith.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of October, 2020.

 (SEAL)
Christopher Reed Dolihite

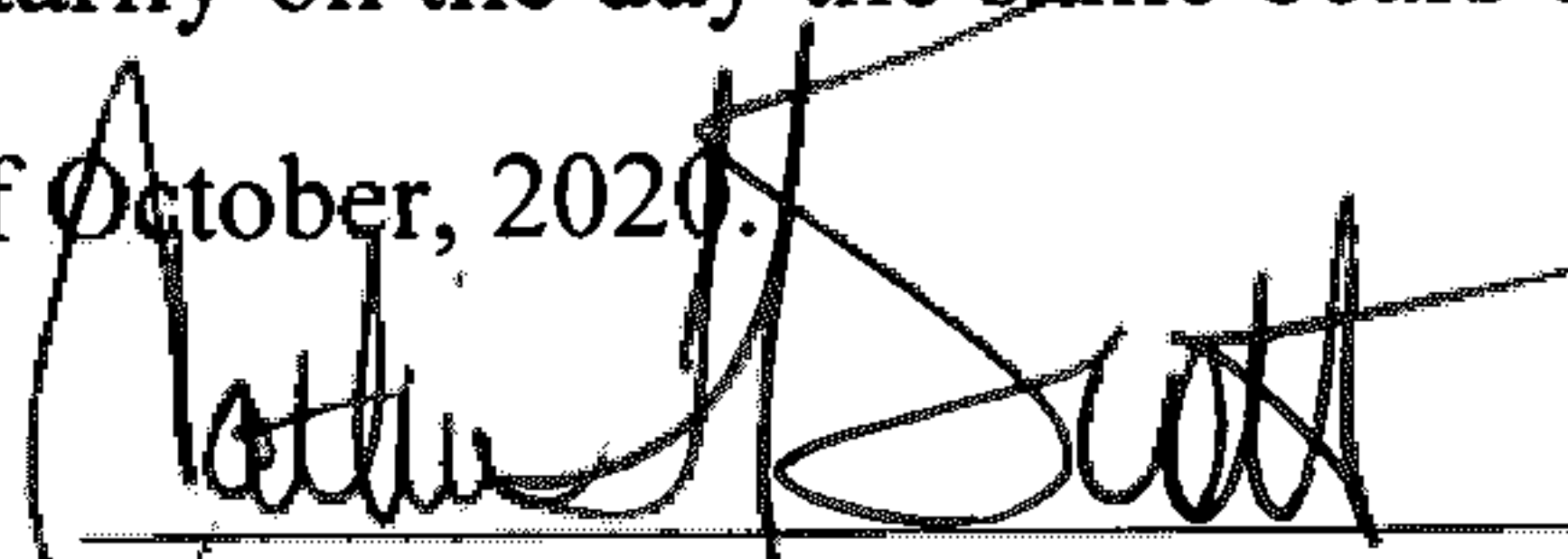
 (SEAL)
Jennifer Gray Dolihite

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Reed Dolihite and Jennifer Gray Dolihite, Husband and Wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 29th day of October, 2020.


NOTARY PUBLIC

My Commission Expires: 7-25-2022



Real Estate Sales Validation Form

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

Grantor's Name Christopher Reed Dolihite and Jennifer Gray

Grantee's Name Christopher M. Jones and Brandy D. Jones

Mailing Address 2164 Kirkman Drive
Bham, AL 35242

Mailing Address 2049 Cahaba Crest Drive
Hoover, AL 35242

Property Address 2049 Cahaba Crest Drive
Hoover, AL 35242

Date of Sale October 29, 2020

Total Purchase Price \$365,000.00

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

Appraisal
 Other: _____

Closing Statement

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.

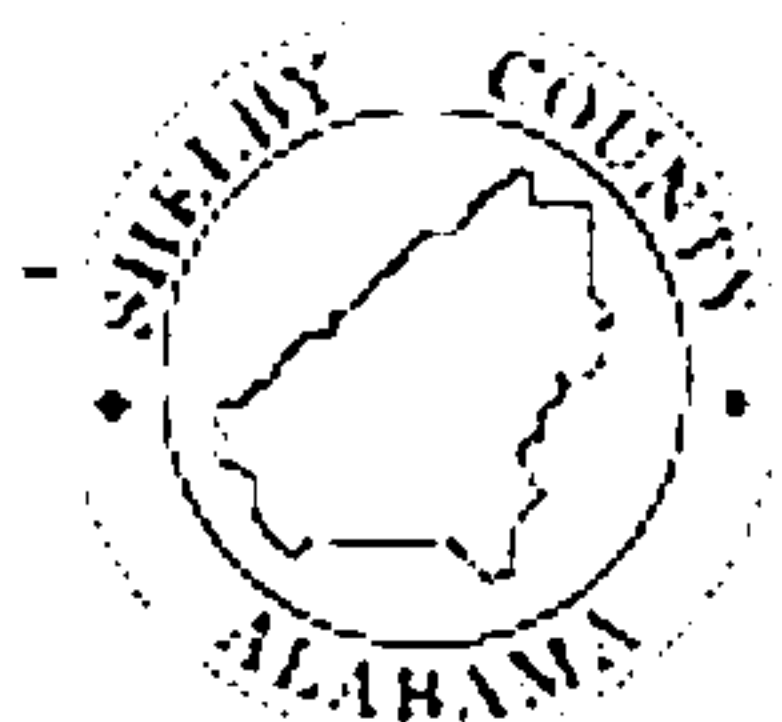
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 10-29-2020

Print Catherine H. Speltz
Sign [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk (verified by)
Shelby County, AL
11/12/2020 09:56:44 AM
\$46.50 JESSICA
20201112000515840

(Grantor/Grantee/Owner/Agent) circle one

Alle S. Bayl