

This Instrument was Prepared by:

Send Tax Notice To: John Daniel Quekemeyer
Amanda M. Quekemeyer

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27007

PO Box 380413
Birmingham, AL 35238

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Five Thousand Dollars and No Cents (\$195,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Marie B. Jackson and Virginia E. Jackson, Co-Trustees of The Homer A Jackson Family Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Daniel Quekemeyer and Amanda M. Quekemeyer**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$100,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of March, 2021.

MARIE B. JACKSON AND VIRGINIA E. JACKSON,
CO-TRUSTEES OF THE HOMER A JACKSON
FAMILY TRUST

Marie B. Jackson
Marie B. Jackson
Co-Trustee

Virginia E. Jackson
Virginia E. Jackson
Co-Trustee

3/3/21

State of Alabama

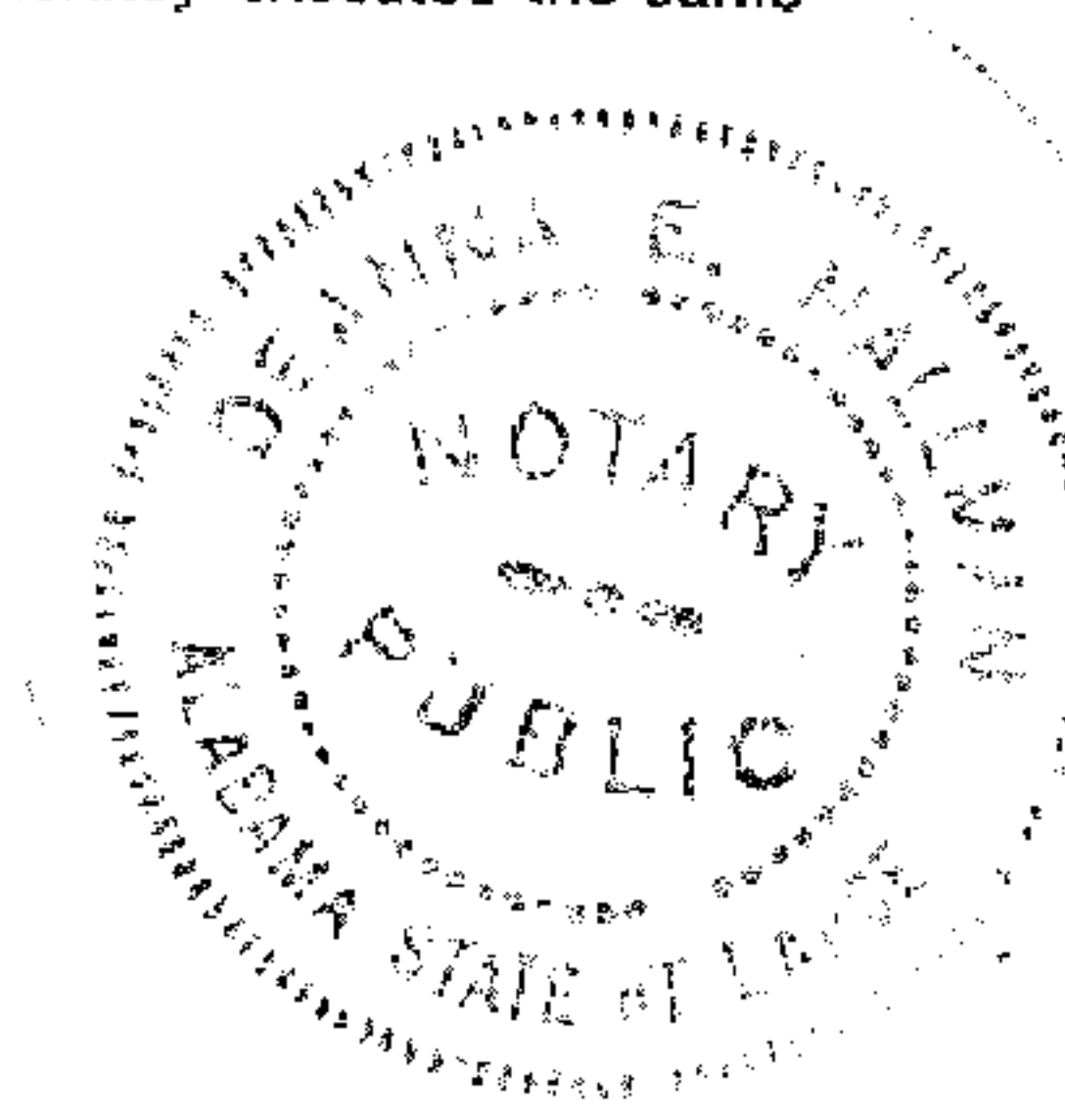
County of

I, Deanna E. Halloran Notary Public in and for the said County in said State, hereby certify that Marie B. Jackson and Virginia E. Jackson, Co-Trustees of The Homer A Jackson Family Trust, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of March, 2021.

Deanna E. Halloran
Notary Public, State of Alabama

My Commission Expires: 11-16-2024



**EXHIBIT "A"
LEGAL DESCRIPTION**

PARCEL "C"

A parcel of land situated in the Southwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
Commence at a found 2" capped pipe marking the Southeast corner of Section 21 and the Southwest corner of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama and run in a Northerly direction along the line between said Section 21 and 22 North $0^{\circ}20'14''$ East (deed and meas.) a distance of 1147.57 feet (deed and meas.) to a set $\frac{1}{2}$ " HMM rebar and cap, said point also being the POINT OF BEGINNING of the herein described parcel; thence continue North $00^{\circ}21'11''$ East along said Section line for a distance of 995.21 feet to a found $\frac{1}{2}$ " rebar; thence leaving said Section line run South $66^{\circ}23'30''$ East (deed), South $66^{\circ}20'50''$ East (meas.) for a distance of 1745.48 feet (deed), 1745.42 feet (meas.) to a found $\frac{1}{2}$ " rebar on the Northwesterly Right of Way line of Jackson Farm Road; thence run South $38^{\circ}05'21''$ West (deed), South $38^{\circ}02'13''$ West (meas.) and along said Northwesterly Right of Way line for a distance of 719.61 feet (deed), 719.80 feet (meas.) to a set $\frac{1}{2}$ " HMM rebar and cap, said point also being the beginning of a curve to the left having a radius of 302.82 feet (deed and meas.), a central angle of $26^{\circ}38'27''$ (meas.) a chord bearing of South $24^{\circ}42'59''$ West (meas.), a chord distance of 199.54 feet (meas.), and run along the arc of said curve a distance of 140.80 feet (meas.), to a found PEI rebar and cap; thence leaving said Right of Way run North $68^{\circ}26'59''$ West (deed), North $68^{\circ}26'24''$ West (meas.) for a distance of 396.93 feet (deed), 396.91 feet (meas.) to a found PEI rebar and cap; thence run North $42^{\circ}38'55''$ West (deed), North $42^{\circ}37'50''$ West (meas.) for a distance of 339.61 feet (deed), 339.66 feet (meas.) to a found PEI rebar and cap, thence run North $89^{\circ}39'46''$ West (deed and meas.) for a distance of 503.52 feet (deed), 503.87 feet (meas.) back to the POINT OF BEGINNING.

According to the survey of Regina Naquin Jones, Al. L.S. #29986, dated February 10, 2010.

JCF mbj



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/09/2021 09:32:21 AM
 \$223.00 MISTI
 20210309000115950

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Marie B. Jackson and Virginia E. Jackson, Co-Trustees of The Homer A Jackson Family Trust	Grantee's Name	John Daniel Quekemeyer Amanda M. Quekemeyer
Mailing Address	_____	Mailing Address	<i>P.O. Box 380413</i> <i>Birmingham, AL 35278</i>
Property Address	Jackson Farm Road Wilsonville, AL 35186	Date of Sale	March 05, 2021
		Total Purchase Price	\$195,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 March 02, 2021

Print Marie B. Jackson and Virginia E. Jackson, Co-Trustees of The Homer A Jackson Family Trust

Unattested

 (verified by)

Sign *Marie B Jackson*

 (Grantor/Grantee/Owner/Agent) circle one

Marie B Jackson