

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

James Chadwick Towns
229 Willow View Circle
Wilsonville, AL 35186

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Randall Jones, and spouse, Cassie Jones** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Chadwick Towns** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **853 County Road 51 Wilsonville, AL 35186**

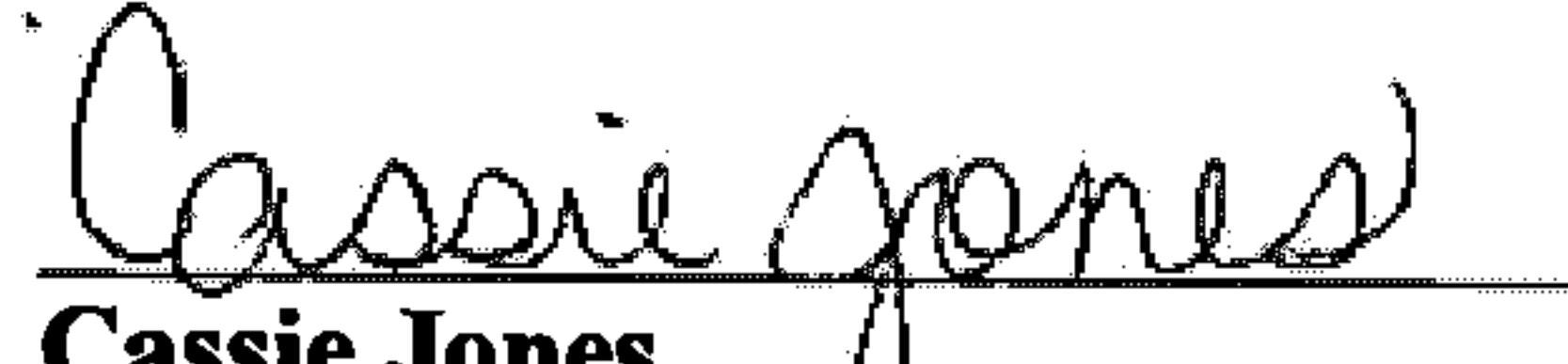
\$99,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **6th day of April, 2021.**


Randall Jones


Cassie Jones

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Randall Jones and Cassie 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **6th day of April, 2021.**


Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**

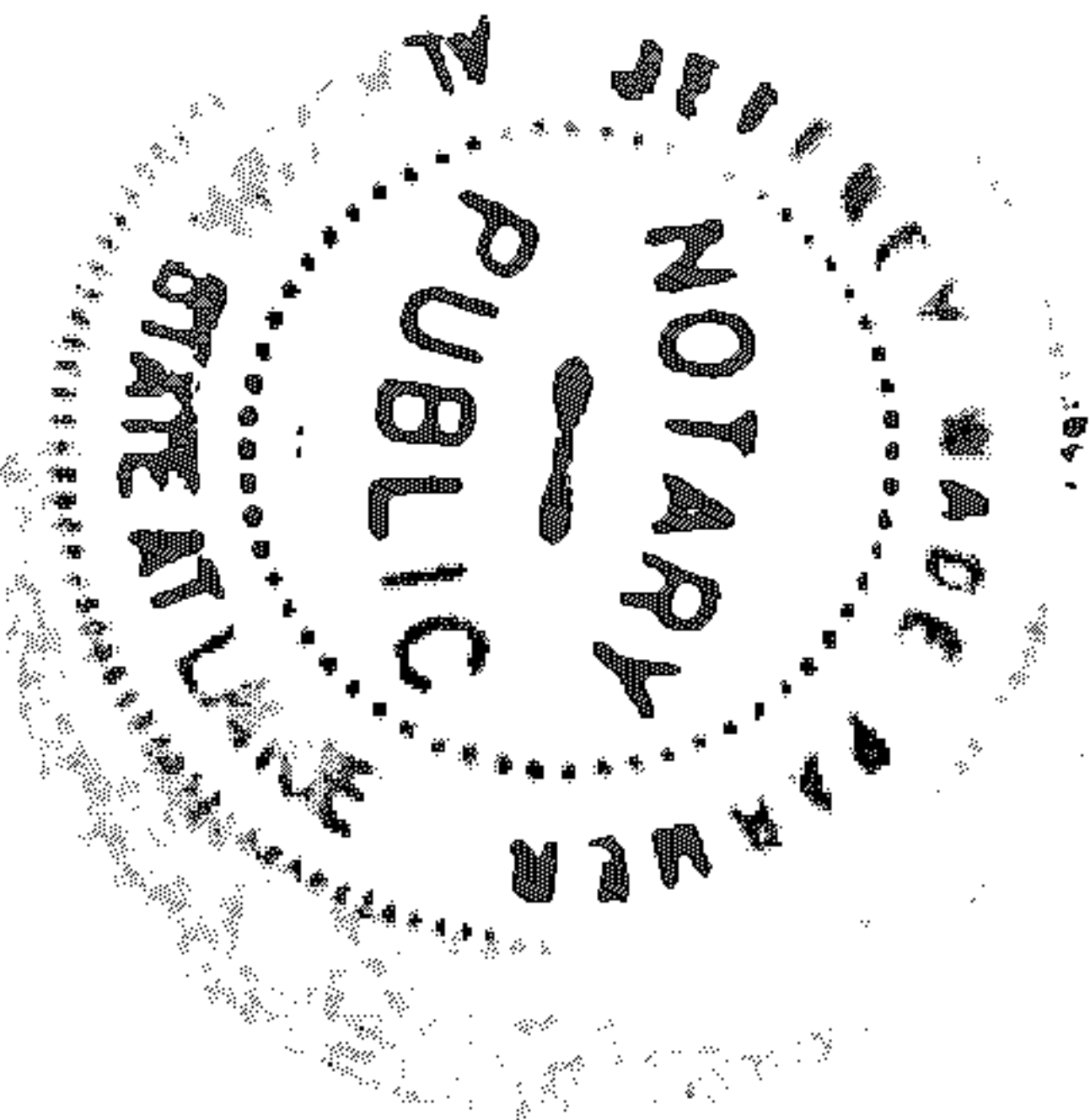


Exhibit A
Legal Description

A parcel of land in the Northeast quarter of the Northeast Quarter of Section 22, Township 20 South, Range 1 East, being the same land described in a deed to Evelyn M. and James M. Hall, Jr., recorded in instrument number 2008-43672, of the real property records of Shelby County, Alabama said parcel of land being more particularly described as follows:

all of the Northeast Quarter of the Northeast Quarter of Section 22 lying Southwest of County Road 51 being more particularly described as follows:

Commencing at a concrete monument, found at the Northeast corner of said Section 22

Thence North 89 degrees, 39 minutes 03 seconds West along the North line of said Section, a distance of 1209.01 feet to a 1/2 inch rebar, set at the point of beginning, on the Southwest edge of County Road no. 51;

Thence North 89 degrees 39 minutes 03 seconds West along the North line of said section, a distance 130.53 feet to a 1/2 inch rebar, set at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22;

Thence South 00 degrees 00 minutes 45 seconds West along the West line of said 1/16 section, a distance of 1321.24 feet to a 1/2 rebar, set at the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22;

Thence South 89 degrees 40 minutes 28 seconds East, along the South line of said 1/16 Section, a distance 1339.06 feet to 1/2 rebar, set at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 22;

Thence North 00 degrees 01 minutes 59 seconds East along the East line of said Section, a distance of 69.25 feet to a 1/2 rebar, set on the Southwest edge of County Road No. 51;

Thence Northwesterly along the Southwest edge of the prescriptive easement of county road No. 51 the following courses and distances.

North 50 degrees 14 minutes 12 seconds West a distance of 19.61 feet,

Along a curve, to the right, in said easement, having a radius of 520.00 feet, and a chord bearing of North 43 degrees 43 minutes 43 seconds West, an arc length of 118.13 feet.

North 37 degrees 13 minutes 14 seconds West, a distance of 407.33 feet.

Along a curve, to the left, in said easement, having a radius of 480.00 feet and a chord bearing of North 42 degrees 05 minutes 23 seconds West an arc length of 81.58 feet.

North 46 degrees, 57 minutes 32 seconds West, a distance of 709.26 feet.

Along a curve, to the right in said easement, having a radius of 2020.00 feet and a chord bearing of North 45 degrees 53 minutes 28 seconds West an arc length of 75.29 feet.

North 44 degrees 49 minutes 23 seconds West, a distance of 337.97 feet to the point of beginning. the herein described parcel contains 24.01 acres of land.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Randall Jones & Cassie Jones
 Mailing Address 1261 Highway 441
Wilsonville, AL 35186

Grantee's Name James Chadwick Towns
 Mailing Address 229 Willow View Circle
Wilsonville, AL 35186

Property Address 853 County Road 51
Wilsonville, AL 35186

Date of Sale 04/06/2021

Total Purchase Price \$125000.00

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 4/9/21

Print Jeff W. Parmer

Sign

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/12/2021 08:49:04 AM
 \$56.50 JOANN
 20210412000180350

Allen S. Bayl

Form RT-1