

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To Bradley Williams and Lucinda Williams 429 Ramsay Road Birmingham, AL 35242
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STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Kevin J. Jackson and Cherone D. Jackson, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Bradley Williams and Lucinda Williams** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof for legal description**

The above property is conveyed subject to:

Ad Valorem taxes due and payable October 1, 2021 and all subsequent years thereafter.  
Existing easements, building set back lines, restrictions, rights of way and limitations of record.

\$545,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 hereinabove 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; that GRANTORS have a good right to sell and convey the said Real Estate to the GRANTEES; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

  
20210419000193110 1/4 \$111.00  
Shelby Cnty Judge of Probate, AL  
04/19/2021 10:16:02 AM FILED/CERT

Shelby County, AL 04/19/2021  
State of Alabama  
Deed Tax:\$80.00

IN WITNESS WHEREOF, we have hereunto set our hand<sup>S</sup> and seal<sup>S</sup>, this 10th day of March 2021.

x Kevin J. Jackson  
Kevin J. Jackson

x Cherone D. Jackson  
Cherone D. Jackson

Shelby }  
✓ THE STATE OF Alabama  
COUNTY.

I, the undersigned, Shawna J. Lee, a Notary Public, in and for said State Alabama, hereby certify that Kevin J. Jackson and Cherone D. Jackson a married couple whose names 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.

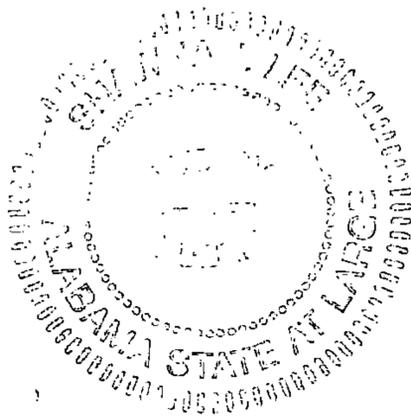
Given under my hand and official seal this the 10 day of March, 2021.



Shawna J. Lee  
Notary Public

MR-GR-APROA374498

This instrument was prepared by:  
Joan M. Brady, Attorney  
449 Taft Avenue  
Glen Ellyn, IL 60137



20210419000193110 2/4 \$111.00  
Shelby Cnty Judge of Probate, AL  
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EXHIBIT "A"

**Lot 310, according to the Survey Greystone Legacy, 3<sup>rd</sup> Sector, as recorded in Map Book 27, Page 109, in the Probate Office of Shelby County, Alabama.**



20210419000193110 3/4 \$111.00  
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Real Estate Sales Validation Form

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

Grantor's Name Kevin J. Jackson and Cherone D. Jackson
Grantee's Name Bradley Williams and Lucinda Williams
Mailing Address [Handwritten signatures]
Property Address 429 Ramsay Road Birmingham, AL 35242
Date of Sale April 15, 2021
Total Purchase Price \$ 625,000.00
Actual Value \$
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
X 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 Settlement Date
Unattested
Print X Kevin J Jackson Cherone D Jackson
Sign X [Handwritten signatures]
(Grantor/Grantee/Owner/Agent) circle one
Form RT-1

