

Send tax notice to:

ERIC O. JONES

166 SOMMERSBY CIRCLE

PELHAM, AL 35124

This instrument prepared by:

Rodger M. Smitherman

Smitherman Law Office, LLC

2029 2nd Avenue North

Birmingham, AL 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Final Judgement of Divorce in case number 58-DR-2018-900175.01 filed June 15, 2019 said marital residence is awarded to Eric O'Neal Jones Grantee with Christina Cook Jones Grantor transferring her interest in the residence to Eric Jones by executing this Statutory Warranty Deed to the following described real estate situated in Shelby County, to wit:

LOT 35, ACCORDING TO THE SURVEY OF SOMMERSBY TOWNHOMES, AS RECORDED IN MAP BOOK 20, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

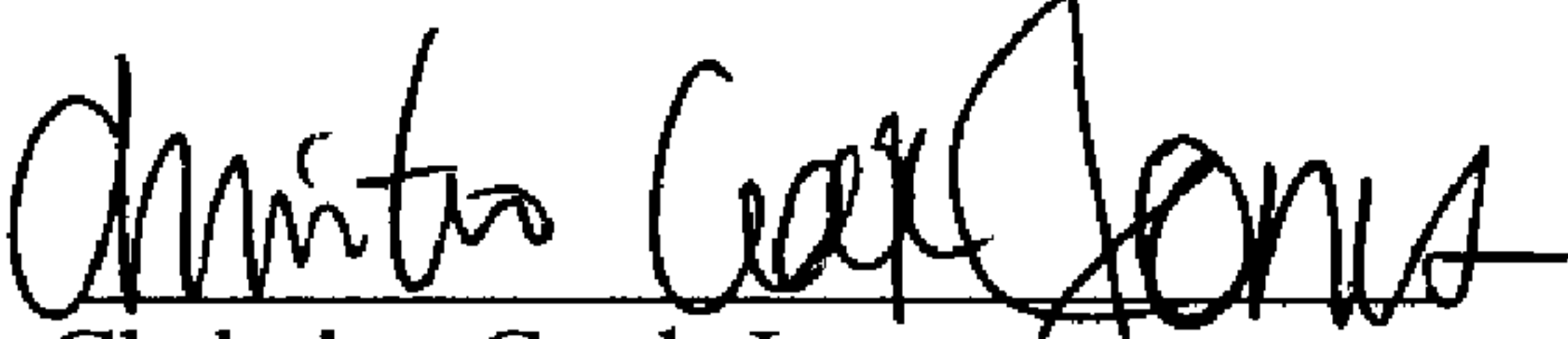
SUBJECT TO:

THAT CERTAIN MORTGAGE IN THE AMOUNT OF \$114,000 IS RECORDED IN INSTRUMENT NUMBER 20171212000442340 THAT HAS BEEN RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ADVALOREM TAXES:

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises: that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators, and assigns forever against the lawful claims of all persons.

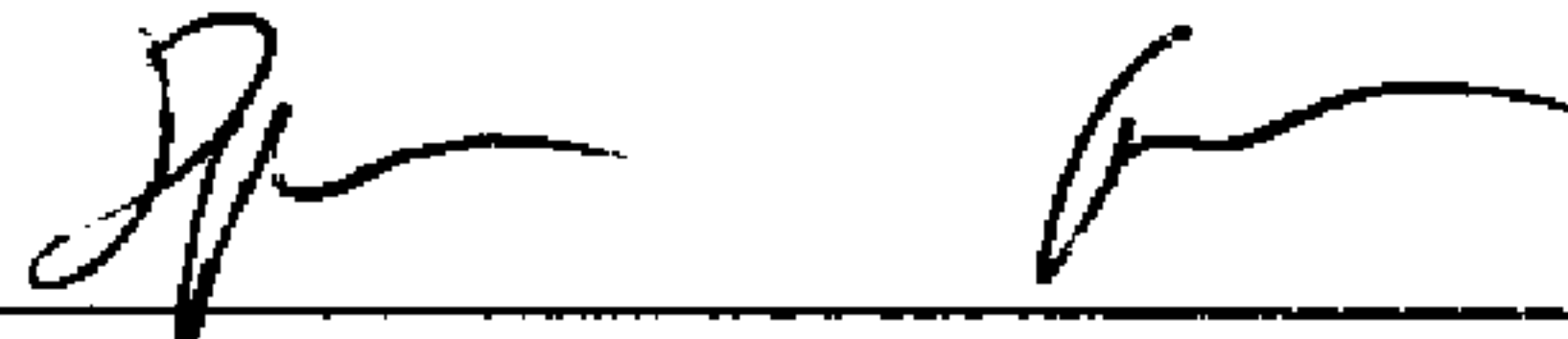
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19 day of April 2021.


Christina Cook Jones

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christina Cook Jones, whose name (s) is/are signed to the foregoing instrument, and who is/known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date

Given under my hand and official seal this the 19th day of April 2021.



Notary Public

Print Name:

Dequindre Adams

Commission Expires: 2/11/2



Real Estate Sales Validation Form

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

Grantor's Name CHRISTINA COOK JONES
Mailing Address 105 Victory Trail
Pelham AL 35214

Grantee's Name ERIC O. JONES
Mailing Address 166 SOMMERSBY Circle
PELHAM, AL 35124

Property Address 166 SOMMERSBY
PELHAM, AL 35124

Date of Sale 4-19-21
Total Purchase Price \$ 33,000
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 ONE HALF INTEREST Pursuant TO 58-DR 2018-900175.1

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 4-19-21

Print Rodger Smitherman

Sign Rodger Smitherman

(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
04/27/2021 10:50:18 AM
\$61.00 CHERRY
20210427000208150

Alvin S. Boyd