

20210503000217820
05/03/2021 09:56:18 AM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Howard Brett Jones
Nancy Leigh Jones
19236 Hwy 411
Springville, AL 35146

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration SEVENTY FIVE THOUSAND EIGHT HUNDRED SEVENTY AND NO/00 DOLLARS (\$75,870.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Jeneane E. Hicks, a married woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Howard Brett Jones and Nancy Leigh Jones* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

Jeneane E. Easterling and Jeneane E. Hicks are one and the same person.

The Grantor herein is the surviving grantee in Instrument # 1992-17161, Probate Office, Shelby County, Alabama. Edward E. Easterling, the other grantee, is deceased, having died on or about July 24th, 2007.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of April, 2021.

Jeneane E. Hicks
Jeneane E. Hicks

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Jeneane Hicks*, whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, 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 28th day of April, 2021.

Cassie Roberson
Notary Public
My Commission Expires: 11-6-23

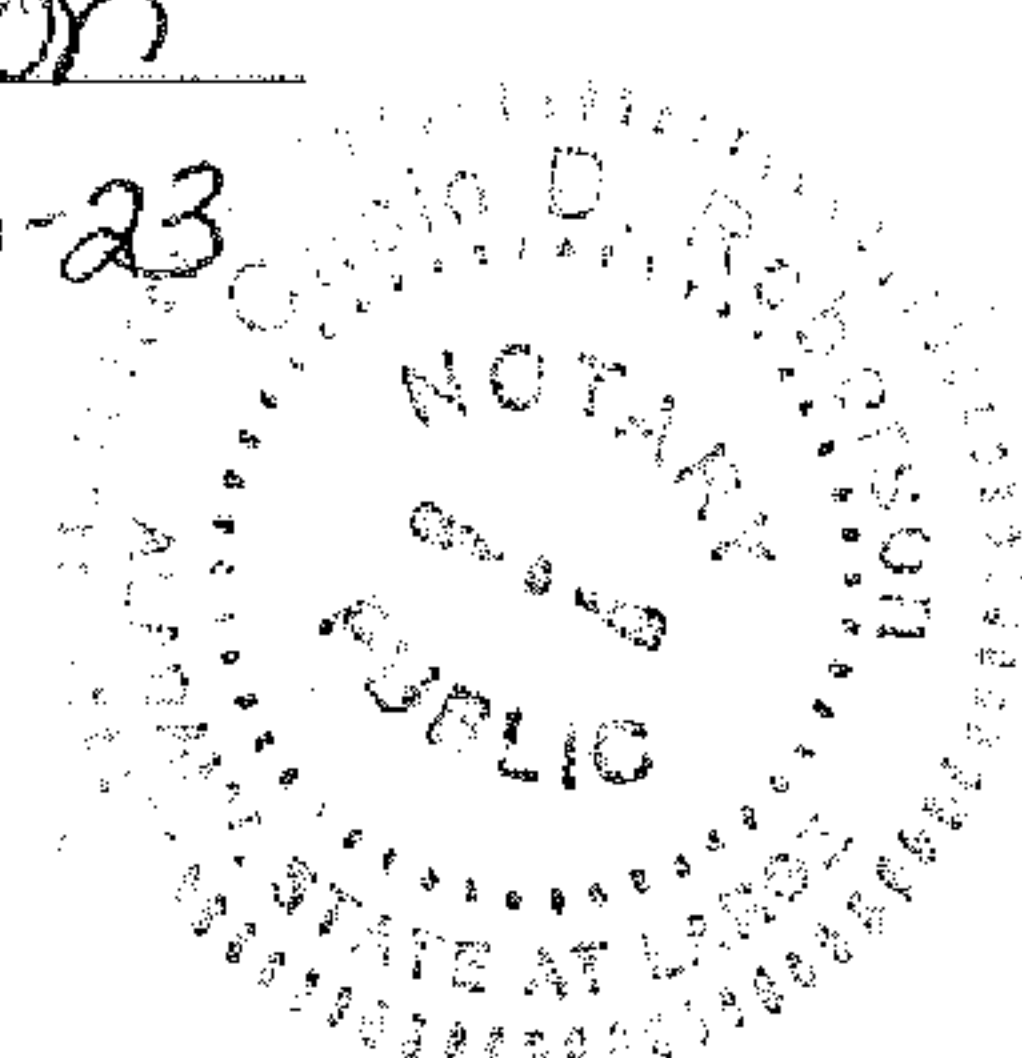


EXHIBIT A – LEGAL DESCRIPTION

All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East, of the Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 7; thence run a tie line North 88 degrees 45 minutes East 28.96 feet; thence South 11 degrees 15 minutes East 150.00 feet; thence North 88 degrees 15 minutes East 180.00 feet to the true point of beginning; thence from the true point of beginning, North 88 degrees 45 minutes East 224.40 feet to the 397 foot contour line; thence along said contour line South 00 degrees 06 minute West 75.00 feet; thence leaving contour line South 88 degrees 50 minutes West 216.84 feet; thence North 05 degrees 09 minutes West 75.0 feet to the point of beginning.
Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jeneane E Hicks Grantee's Name Howard Brett Jones
 Mailing Address _____ Mailing Address 19236 Hwy 411
 _____ Springville, AL 35146

 Property Address 233 Valentine Circle Date of Sale Apr 128, 2021
Wilsonville, AL 35186 Total Purchase Price \$ _____
 _____ or _____
 Actual Value \$ _____
 _____ or _____
 Assessor's Market Value \$ 75,870.00

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 _____ Appraisal
 ____ Sales Contract ____ ☒ Other tax value
 ____ 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 4/28/21Print Howard Brett Jones

Unattested _____

Sign Howard Brett Jones
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2021 09:56:18 AM
 \$104.00 KIMBERLY
 20210503000217820

Form RT-1



Alli S. Beal