

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27522

Send Tax Notice To: Jerome L Smith
7533 Highway 47 .
Shelby, AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Nine Thousand Dollars and No Cents (\$159,000.00)**, 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, **Johnny L Jones and Vickie M Jones, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jerome L Smith**, (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 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 5th day of August, 2021.

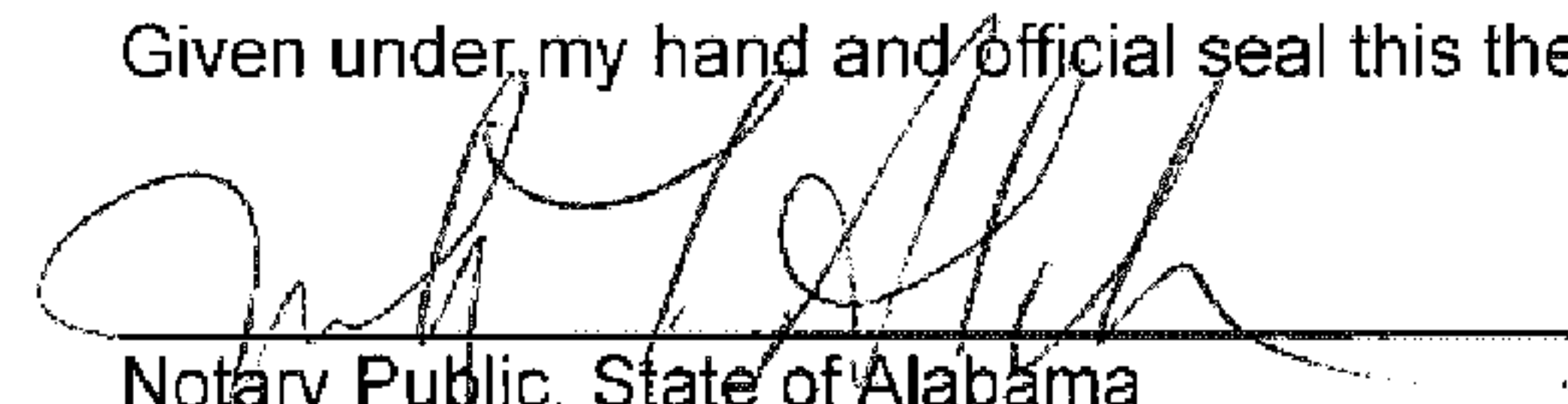
 
Johnny L Jones Vickie M Jones

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Johnny L Jones and Vickie M Jones, 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 5th day of August, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

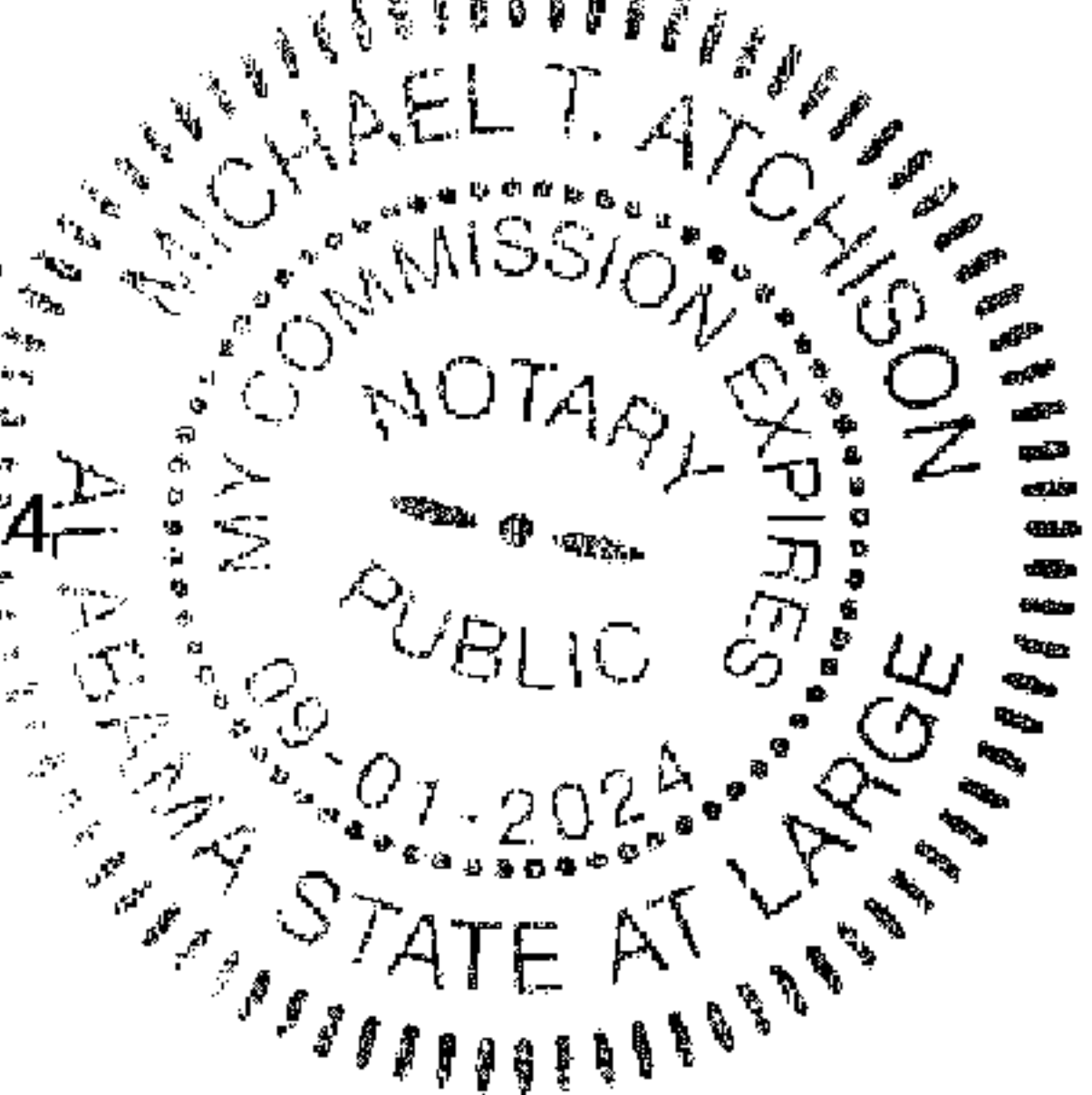


EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land to be known as Lot 2 of Davidson Acres, Phase 2, being more particularly described as follows:

Commence at the SE Corner of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama, located on the Northeasterly R.O.W. line of Shelby County Highway 47; thence N42°22'54"W and along said R.O.W. line for a distance of 176.66'; thence N47°23'49"W and along said R.O.W. line for a distance of 580.19' to the POINT OF BEGINNING; thence continue N47°23'49"W and along said R.O.W. line for a distance of 32.15'; thence N42°34'28"E and leaving said R.O.W. line for a distance of 619.52'; thence S43°06'28"E for a distance of 168.97'; thence S55°14'15"W for a distance of 621.94' to the POINT OF BEGINNING.

ALSO AND INCLUDING an Ingress/Egress Easement, being more particularly described as follows:

Commence at the SE corner of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama, located on the Northeasterly R.O.W. line of Shelby County Highway 47; thence N42°22'54"W and along said R.O.W. line for a distance of 176.66'; thence N47°23'49"W and along said R.O.W. line for a distance of 612.34' to the POINT OF BEGINNING; thence continue N47°23'49"W and along said R.O.W. line for a distance of 43.74'; thence N42°34'28"E and leaving said R.O.W. line for a distance of 213.11'; thence S47°25'32"E for a distance of 43.74'; thence S42°34'28"W for a distance of 213.14' to the POINT OF ENDING.

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

Grantor's Name	Johnny L Jones Vickie M Jones	Grantee's Name	Jerome L Smith
Mailing Address	<u>2548 Sadler Ridge Rd.</u> <u>NE Calla, AL 35111</u>	Mailing Address	<u>7533 Highway 47 .</u> <u>Shelby, AL 35143</u>
Property Address	<u>7533 Highway 47 .</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 05, 2021</u>
		Total Purchase Price	<u>\$159,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 August 03, 2021

Print Johnny L Jones

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2021 03:21:00 PM
\$187.00 BRITTANI
20210805000380970

Alvin S. Byrd

Form RT-1