

This Instrument was Prepared by:

Send Tax Notice To: Cason R. Jones

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

PO Box 932  
Columbiana, AL 35051

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Thousand Five Hundred Twenty Five Dollars and No Cents (\$70,525.00)**, 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, **The Estate of Vivian W. Ray, deceased, Probate Case PR-2020-000622, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cason R. Jones**, (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$56,420.00** 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of August, 2021.

THE ESTATE OF VIVIAN W. RAY, DECEASED,  
PROBATE CASE PR-2020-000622, IN THE  
PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA

  
James L. Ray III  
Personal Representative

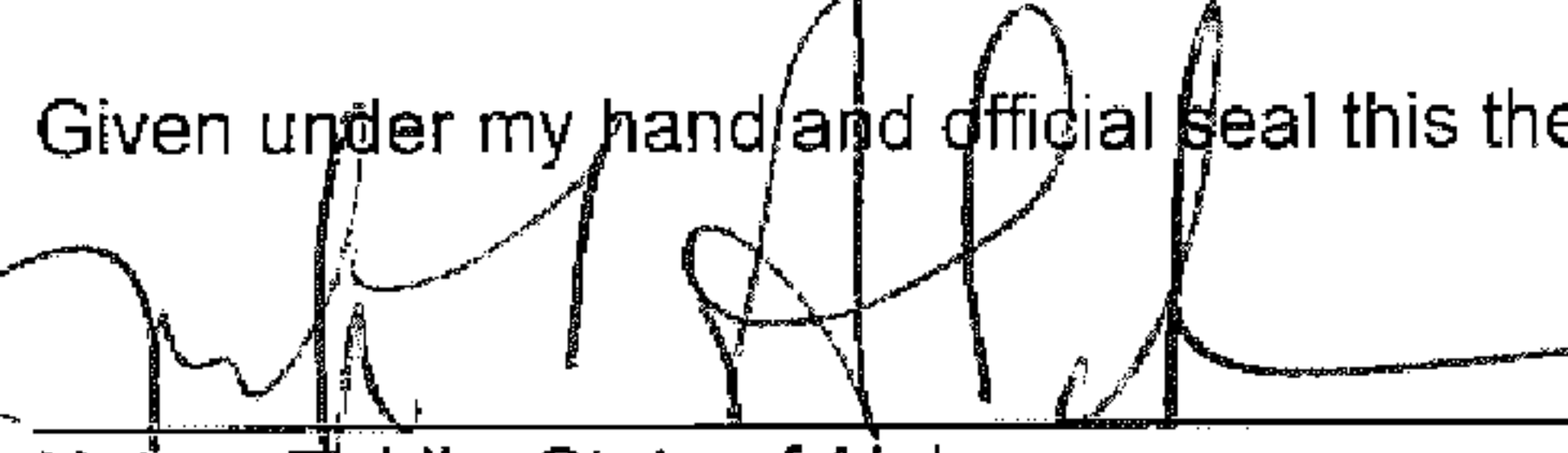
  
John Gary Ray  
Personal Representative

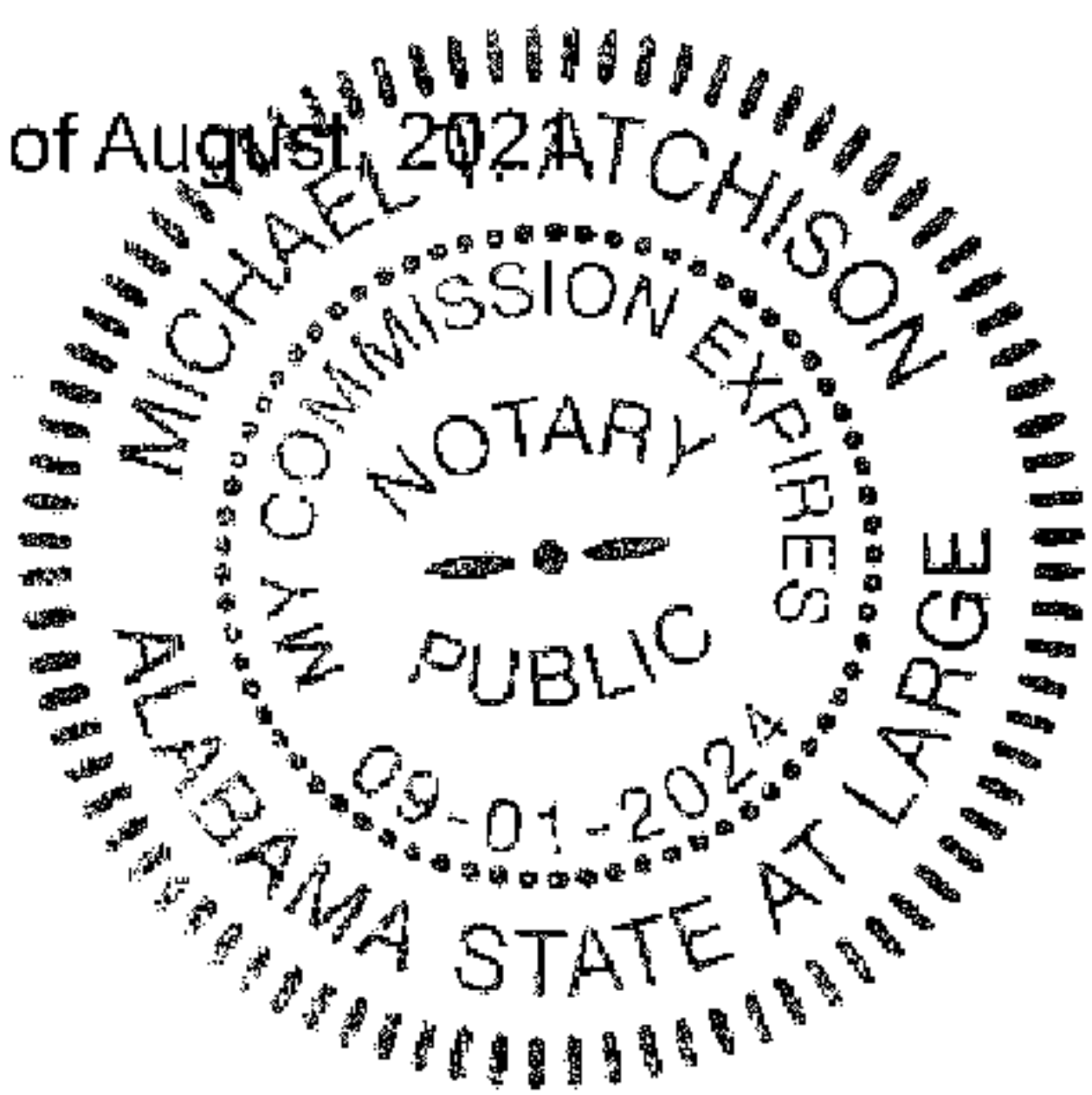
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that James L. Ray, III, and John Gary Ray as Personal Representatives of The Estate of Vivian W. Ray, deceased, Probate Case PR-2020-000622, in the Probate Office of Shelby County, Alabama, 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 30th day of August, 2021

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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Southeast corner of the SW 1/4 of the NW 1/4, Section 23, Township 21 South, Range 1 East, being an iron pin set in accordance with Alabama Power Company Section data; thence proceed in a Westerly direction along the South boundary of said 1/4-1/4 Section for a distance of 16.23 feet to a point, iron pin, being the point of beginning of the parcel of land herein described; thence continue in a Westerly direction along the South boundary of said 1/4-1/4 Section for a distance of 593.38 feet to a point, iron pin, being a point on the Southeast right of way line of State Highway #145; thence turn an angle of 119 degrees 34 minutes 50 seconds to the right and proceed for a distance of 144.80 feet to a point, being a right of way marker (6 inch X 6 inch concrete), Station 588+91-8; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 15.00 feet to a point, being a right of way marker (6-inch x 6-inch concrete); thence proceed in a Northeasterly direction along the Southeast right of way of said State Highway #145, being in a curve to the left (concave Northwesterly and having a radius of 7739.44 feet), for an arc distance of 868.97 feet to a point, iron pin, being the point of intersection of said Southeast right of way line of State Highway 145 and the South right of way line of County Highway 416; thence proceed in an Easterly direction along said South boundary line of County Highway 416 for a distance of 154.50 feet to a point; thence turn an angle of 104 degrees 19 minutes 12 seconds to the right and proceed for a distance of 950.06 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 1 East, 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	The Estate of Vivian W. Ray, deceased, Probate Case PR-2020-000622, in the Probate Office of Shelby County, Alabama	Grantee's Name	Cason R. Jones
Mailing Address	<u>300 HWY 414</u> <u>WILSONVILLE, AL 35186</u>	Mailing Address	<u>P.O. Box 932</u> <u>Columbiana, AL 35967</u>
Property Address	<u>Acres</u> <u>W. 1st Wile AL 35186</u>	Date of Sale	<u>August 30, 2021</u>
		Total Purchase Price	<u>\$70,525.00</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>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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).

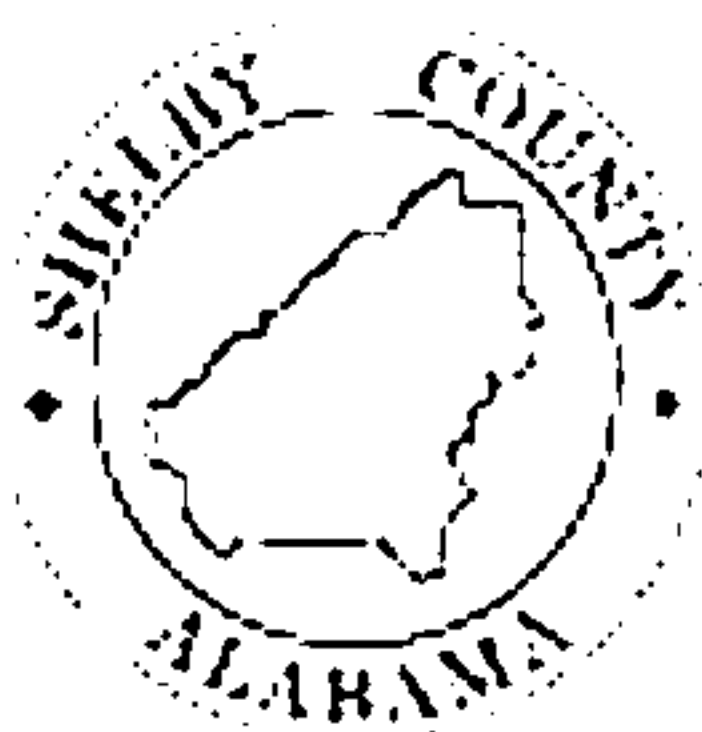
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 30, 2021

Print The Estate of Vivian W. Ray, deceased, Probate  
Case PR-2020-000622, in the Probate Office of  
Shelby County, Alabama

Sign

(Grantor/Grantee/Owner/Agent) circle one



Allie S. Beryl