

Prepared by:

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

Send Tax Notice To:
Ashton Jones
117 Magnolia Cir.
Columbiana, AL 35051

QUIT CLAIM DEED

State of Alabama
County of Shelby } Know All Men by These Presents:


That in consideration of **One Dollar and No Cents (\$1.00)**, 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, **Steven D. Jones, a single man** (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Ashton Jones**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama; to-wit:

Lot 26, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.


IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 3rd day of December, 2021.

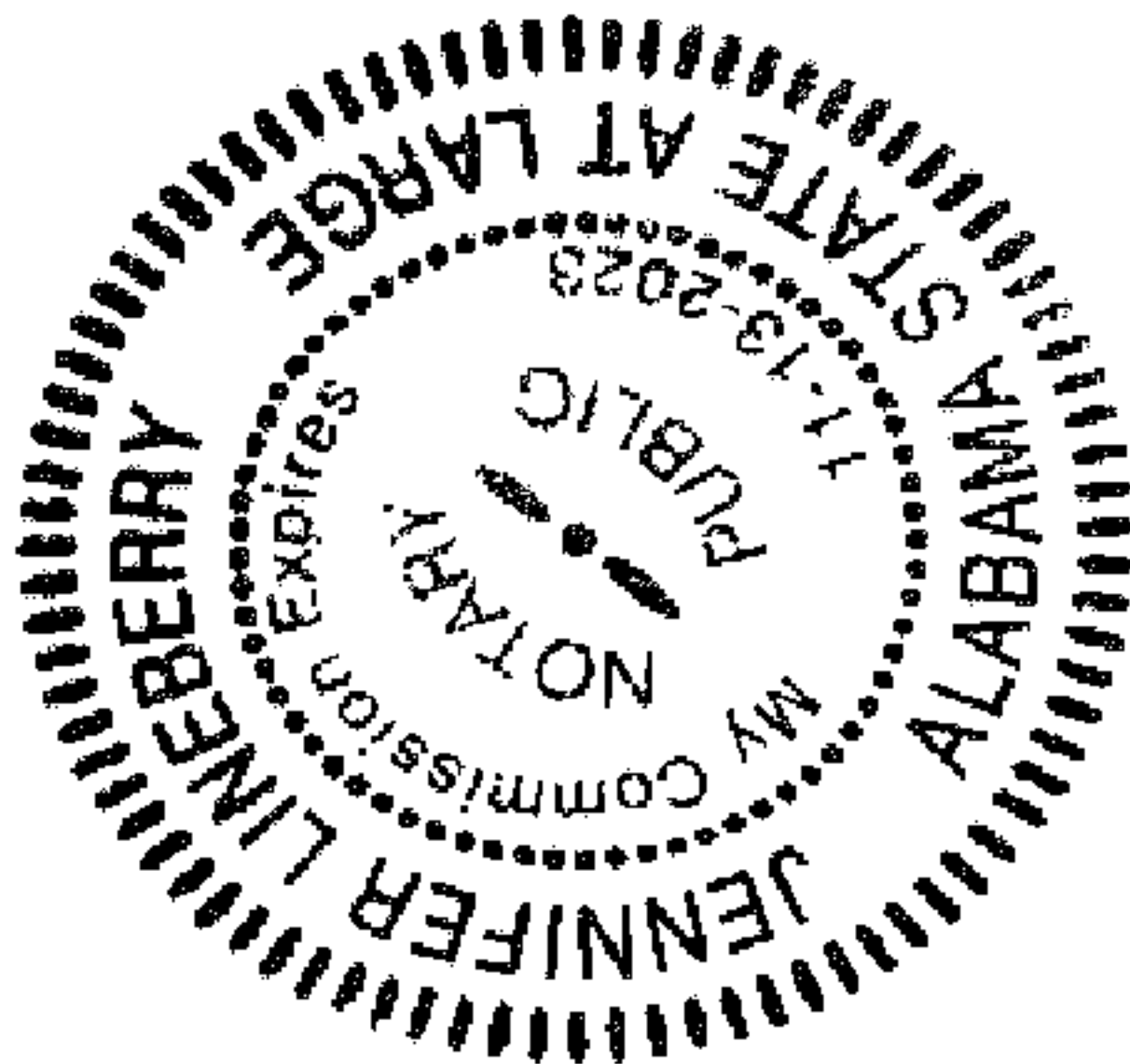

Steven D. Jones

State of Alabama
County of Shelby

I, Jennifer Lineberry, a Notary Public in and for said County, in said State, hereby certify that Steven D. 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 3rd day of December, 2021.


Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 11-13-2023



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

Grantor's Name	<u>Steven D. Jones</u>	Grantee's Name	<u>Ashton Jones</u>
Mailing Address	<u>984 Hwy 71</u>	Mailing Address	<u>117 Magnolia Circle</u>
	<u>Shelby, AL 35143</u>		<u>Columbiana, AL 35051</u>
Property Address	<u>117 Magnolia Cir.</u>	Date of Sale	<u>December 03, 2021</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u></u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u>86,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	<u>1/2 tax value</u>
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other	
<input type="checkbox"/> 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 December 01, 2021

Print Steven D. Jones

Unattested

Sign Steven D. Jones

(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
12/08/2021 11:44:27 AM
\$111.00 JOANN
20211208000583770

Alvin S. Bayl

Form RT-1