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DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, ROBERT JACKSON AND DEBORAH JACKSON, HUSBAND AND WIFE AKA ROBERT A. JACKSON AND DEBORAH T. JACKSON the undersigned Grantor, do grant, bargain, sell and convey my interest, to "ROBERT A. JACKSON and DEBORAH T. JACKSON, Trustees, or their successors in interest, of The Robert A. and Deborah T. Jackson Living Trust dated 10/6/21, and any amendments thereto, "Grantee, in and to the following described real property, situated in SHELBY, Alabama, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

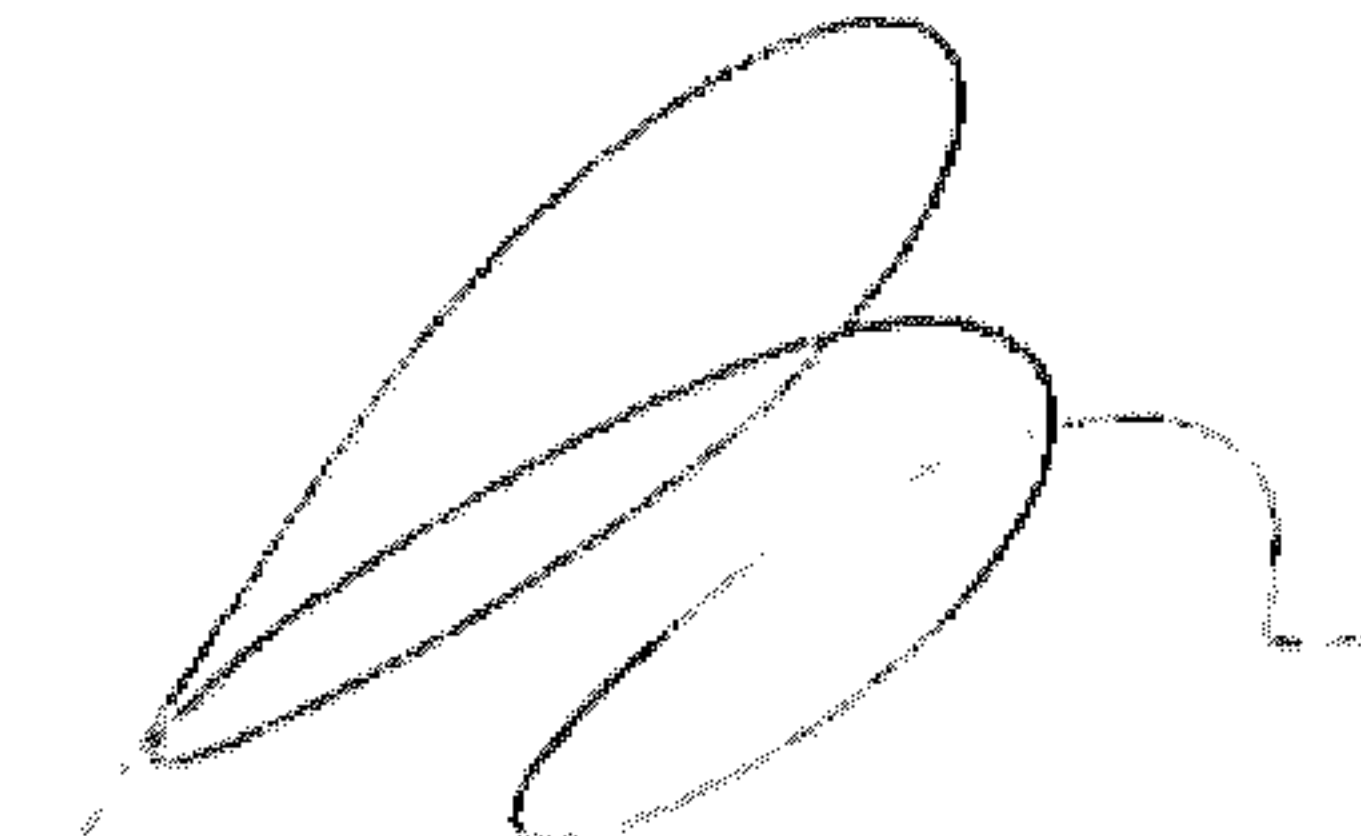
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances unless stated herein; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors

and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1 day
of DECEMBER 2021.



ROBERT JACKSON



DEBORAH JACKSON

STATE OF ALABAMA

)
) ss.

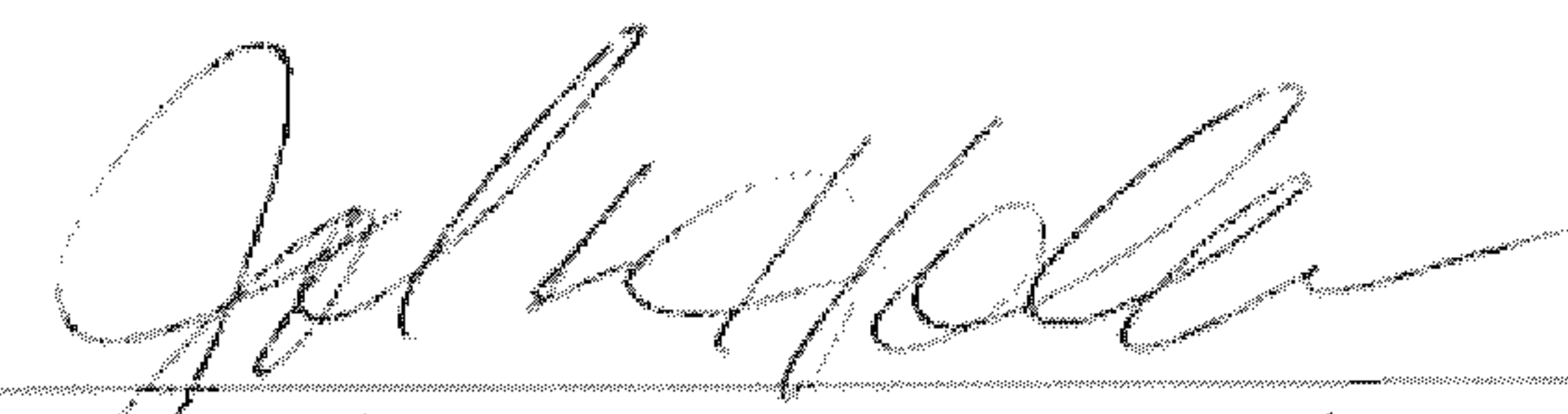
COUNTY OF SHELBY

)

On this day, 12/1/21, before me personally appeared ROBERT JACKSON AND DEBORAH JACKSON, HUSBAND AND WIFE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individuals whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.

[Seal]



Notary Public
My commission expires: 8/28/22

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124



Exhibit A

Lot 137, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the current and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book, Page.
7. Right(s)-of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 229, Page 492, and Deed Book 39, Page 469.
8. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 165, Page 105.
9. Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T" Page 655.
10. Timber sale agreement by and between Double Mountain LLC and International Paper Company dated November 11, 1994 as set out by Instrument No. 1995-2626.
11. Ingress and egress in connection with the cutting and removing timber as provided for under code Section 35-4-361, Code of Alabama 1975.
12. Oaklyn Hills General Covenants, Restrictions and Easements as recorded in Instrument Number 1998-27389 in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument 20140804000239930

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

Grantor's Name Robert A. & Deborah T. Jackson
 Mailing Address 185 Oaklyn Hills Drive
Chelsea, AL 35043

Grantee's Name Robert A. & Deborah T. Jackson
 Mailing Address Trustees, Robert A & Deborah T. Jackson Living Trust
185 Oaklyn Hills Drive
Chelsea, AL 35043

Property Address 185 Oaklyn Hills Drive

Date of Sale 12/1/21

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

01/28/2022 02:42:23 PM

\$318.50 JOANN

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Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 284,200

Allen S. Bayl

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

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 _____

Print _____

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1