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Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-21-00163-RET

Send Property Tax Notice to:
Preston & Patricia Ann Jackson
352 Valley View Lane
Indian Springs, AL 35124-3636

20220128000040850
01/28/2022 03:12:25 PM
DEEDS 1/4

**GENERAL WARRANTY DEED
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Preston L Jackson and Patricia A. Jackson, **a married couple**

For and in consideration of the sum of Ten DOLLARS, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Preston L. Jackson, Patricia A. Jackson, Preston L. Jackson, Jr., Brandon L. Jackson, Regan K. Jackson and Hayden P. Jackson

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Cullman, State of Alabama, which is described as follows:

The South half of the NE 1/4 of the NW 1/4, of Section 30, Township 20, Range 1 West. Subject to reservation of 30 foot easement on the east side of said property, being the east 30 feet thereof for ingress and egress to the property north and south thereof.

Parcel ID: 15 9 30 0 000 003.000

Drafter of this deed did not review title and makes no warranties as to status of title.

Source of Title: Warranty Deed from William Archie Phillips, Jr. and wife Sharon Phillips to Preston Jackson and Patricia Ann Jackson, dated 03/7/1975, and recorded on 03/14/1975, at Deed Book 291, Page 203 in the Office of the Judge of Probate, Shelby County, Alabama Records.

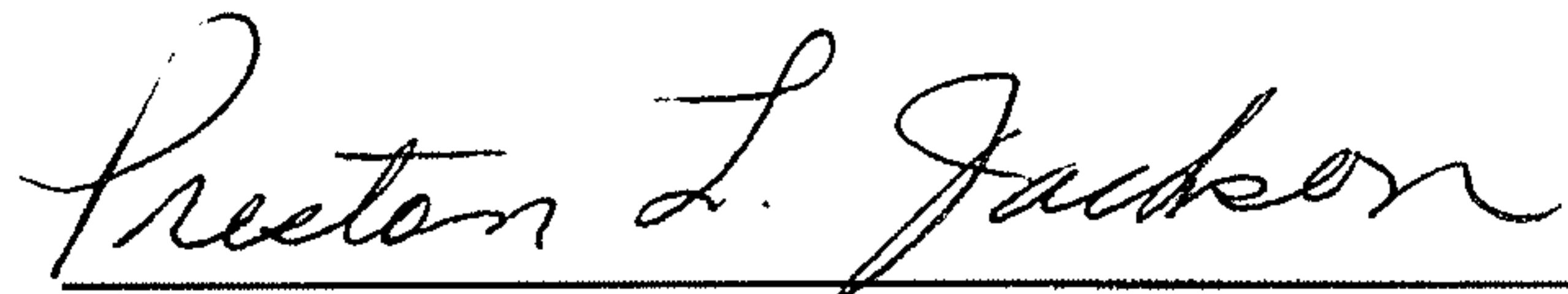
The subject property is not the homestead of the Grantors.

TO HAVE AND TO HOLD the same unto the said Grantees, for their joint lives and upon the death of one of them, then to the survivor(s) of them in fee simple and to the heirs and assigns of such survivor(s), in Fee Simple, forever.

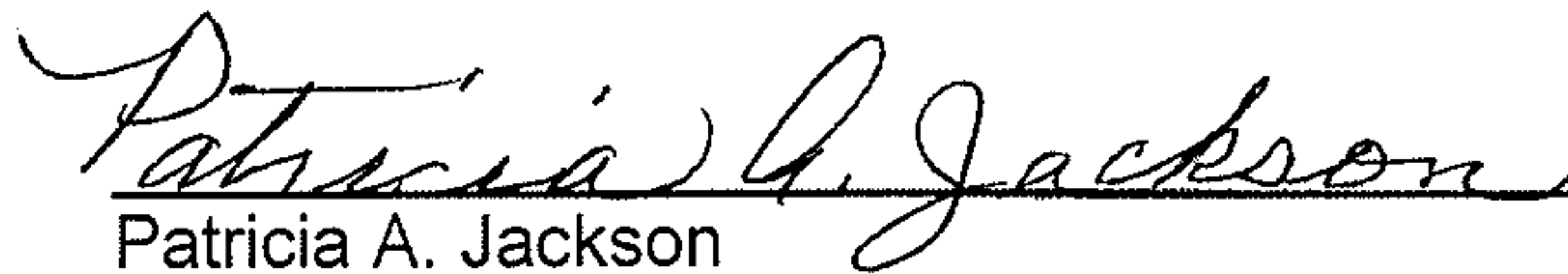
This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 27 day of JANUARY, 2022.



Preston L. Jackson



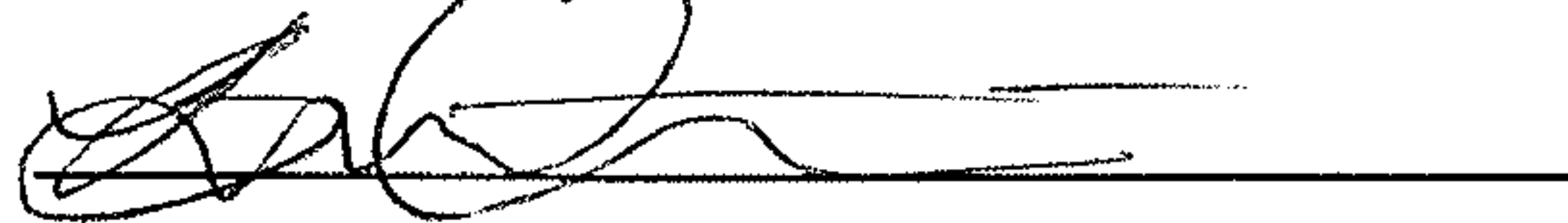
Patricia A. Jackson

STATE OF Alabama

COUNTY OF Shelby

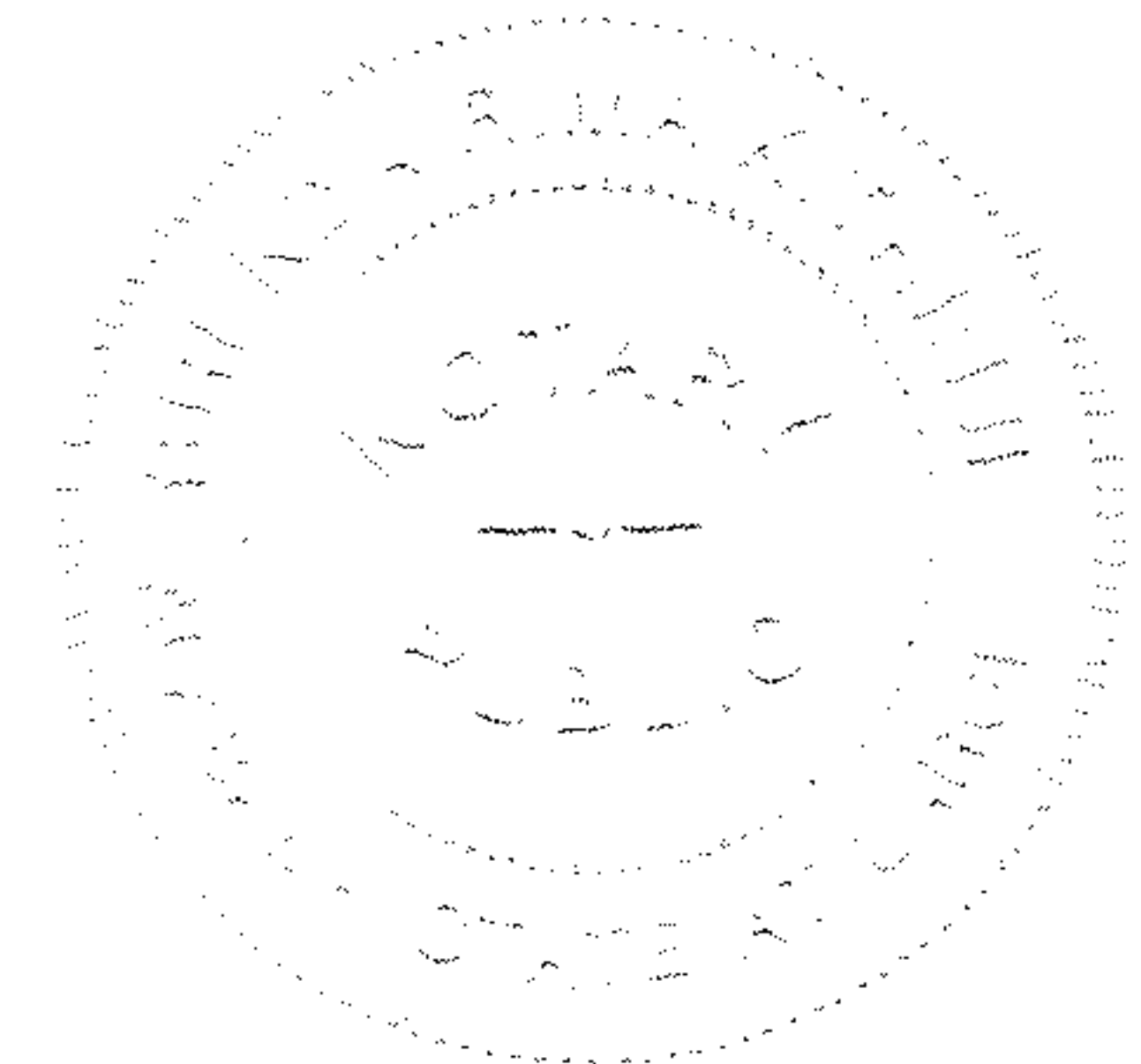
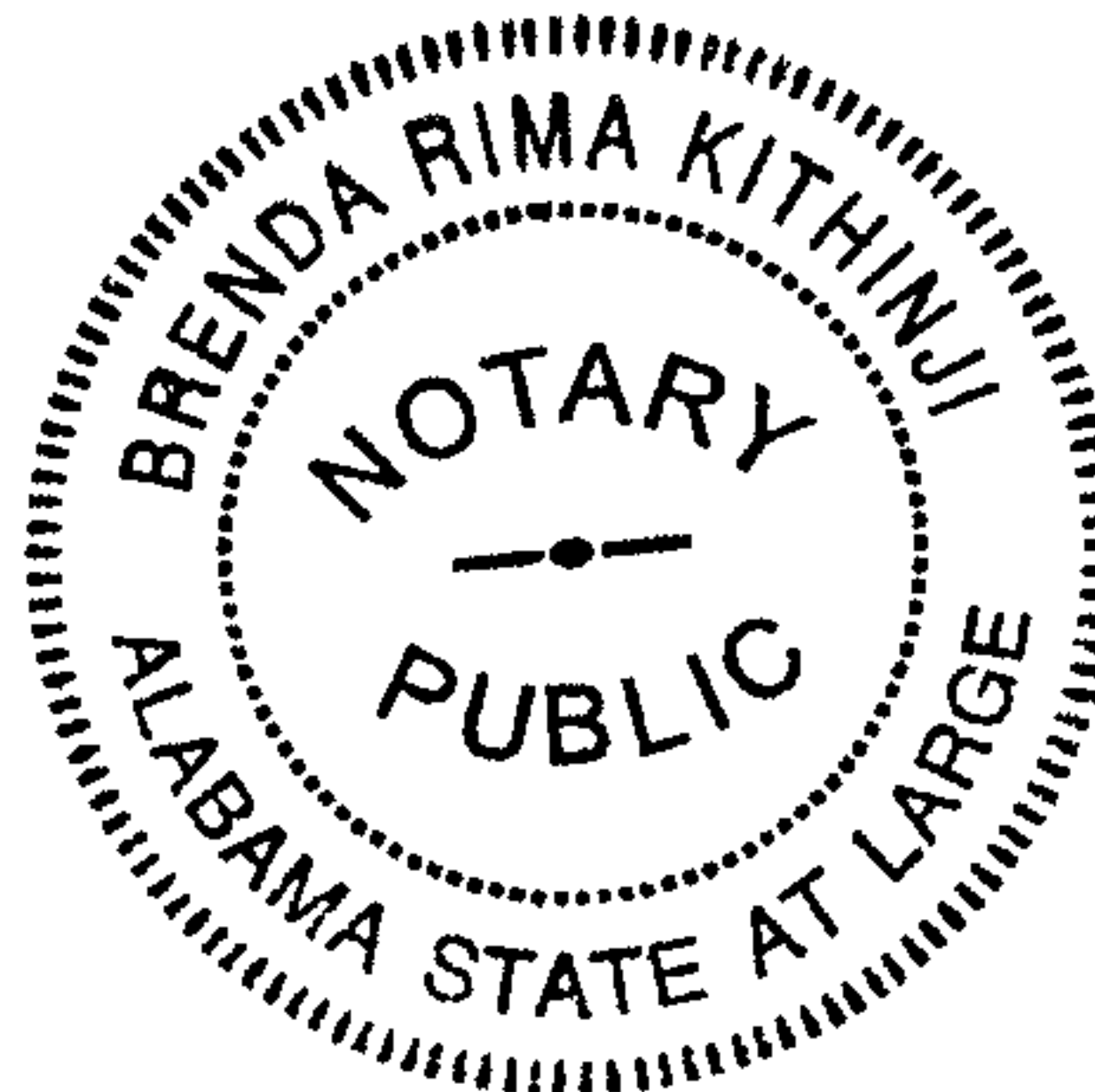
I, Brenda Rima Kithinji, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Preston L. Jackson, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 27th day of January, 2022.



Notary Public
My Commission Expires: 03-10-2025

[Notary Seal]



STATE OF Alabama

COUNTY OF Shelby

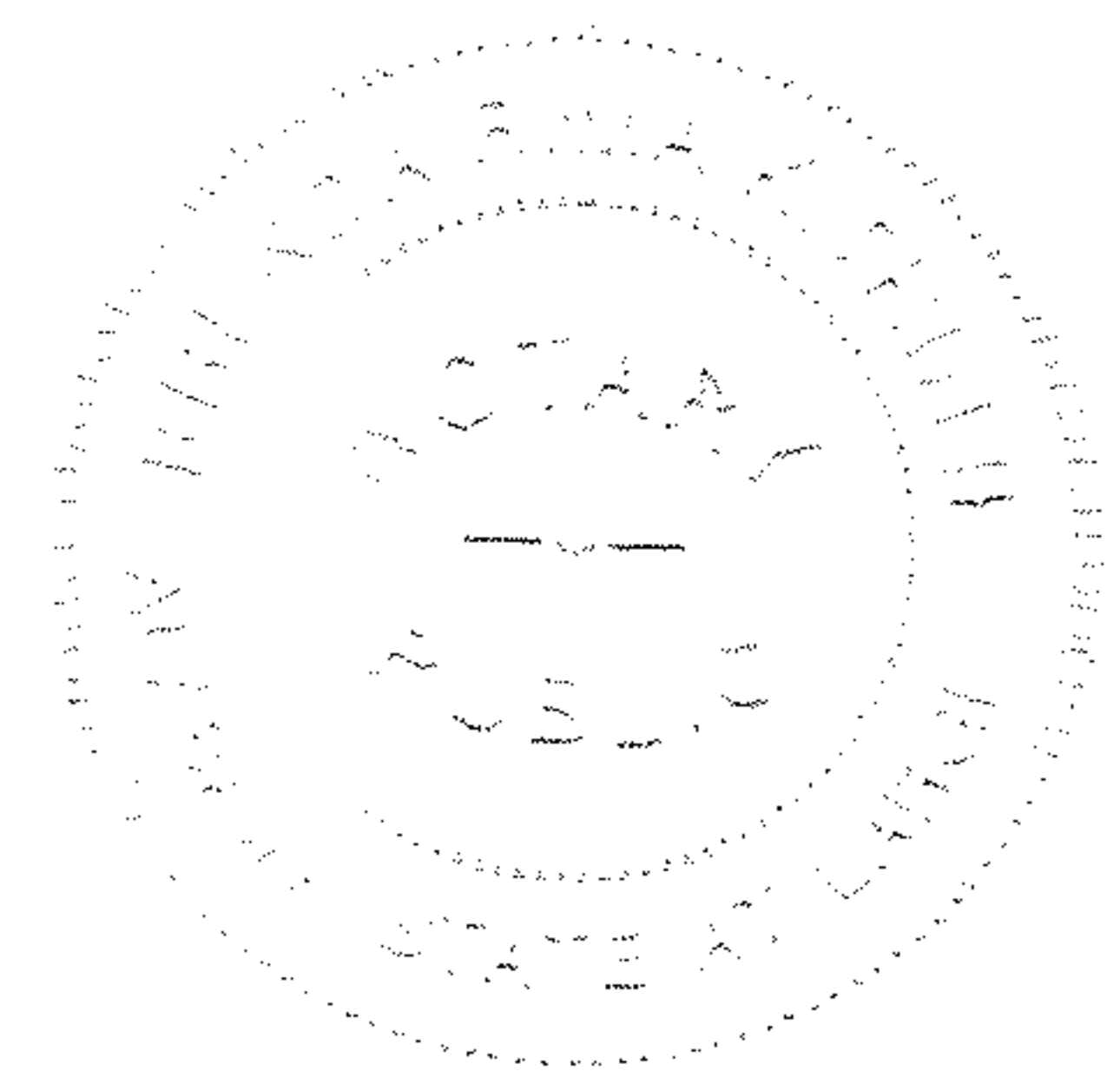
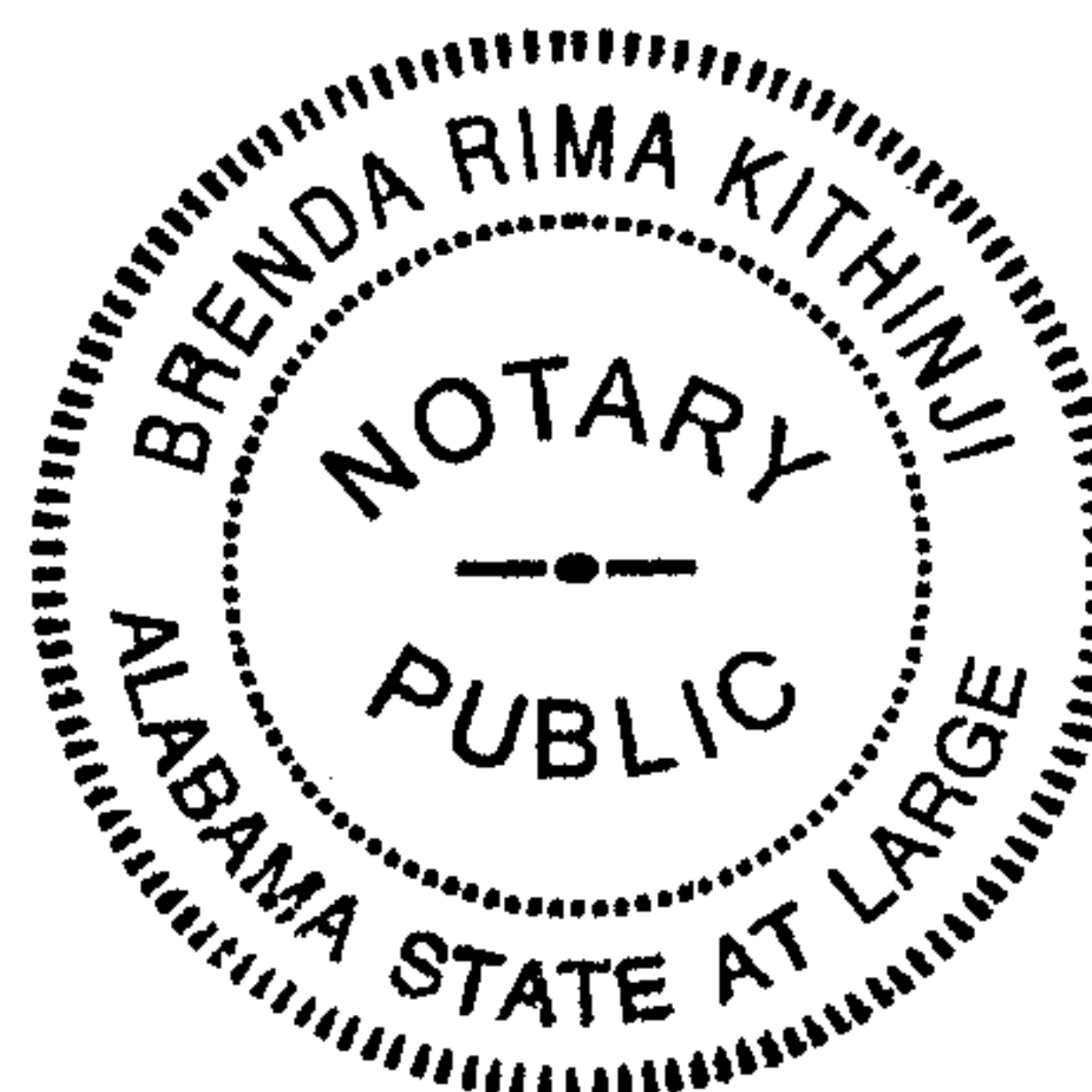
I, Brenda Rima Kithinji, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Patricia A. Jackson, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 27th day of January, 2022.



Notary Public
My Commission Expires: 03-10-2025

[Notary Seal]



STATE OF 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: Preston L. Jackson, Patricia A. Jackson Grantee's Name: Preston L. Jackson, Patricia A. Jackson, Preston L. Jackson, Jr., Brandon L. Jackson, Regan K. Jackson and Hayden P. Jackson

Mailing Address: 352 Valley View LnMailing Address: 352 Valley View Lane
Indian Springs, AL 35124

Property Address:

Parcel# 15-9-30 0
000 003.000
Shelby County,
Alabama

Date of Sale: 1-28-22Total Purchase Price: \$10.00

Or

Actual Value

Or

Assessor's Market Value

113,200.00 Fee Calculated
On 2/3 = 75,466.00

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
☐ 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 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 is 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)

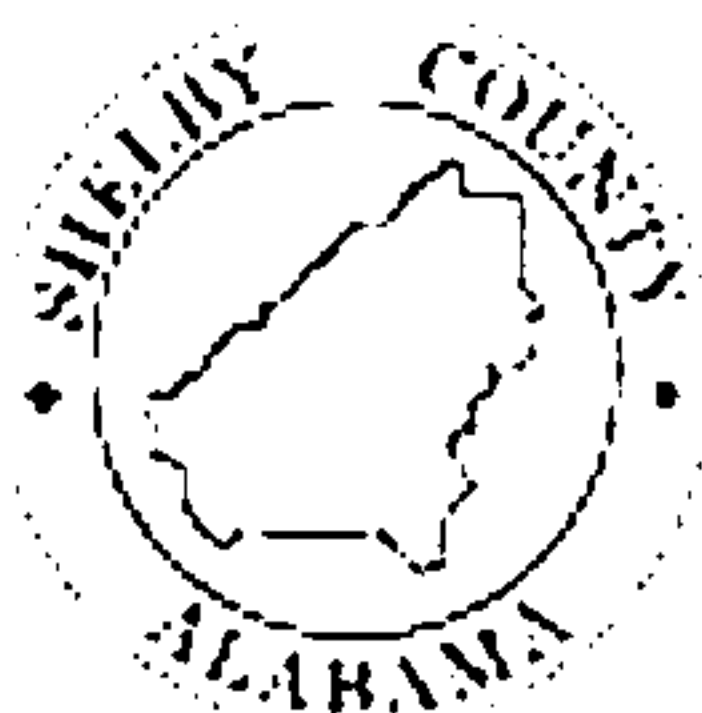
Date: 1-28-22

Unattested _____

Verified by: _____

Print: Access Title & Closing Group, LLC

Sign: [Signature]
(Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2022 03:12:25 PM
\$110.50 JOANN
20220128000040850

FORM RT-1

Allie S. Bayl