

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Octavia Levonne Jackson
169 Union Station Dr.
Calera, AL 35040

GENERAL WARRANTY DEED

20220215000065200
02/15/2022 08:51:40 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Joshua Devell Lovejoy, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Octavia Levonne Jackson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 56, according to the survey of Union Station Phase 2, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$186,558.00 executed and recorded simultaneously herewith.

Subject to a third party mortgage in the amount of \$7,600.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 15th day of February, 20 22.

Joshua Devell Lovejoy
Joshua Devell Lovejoy

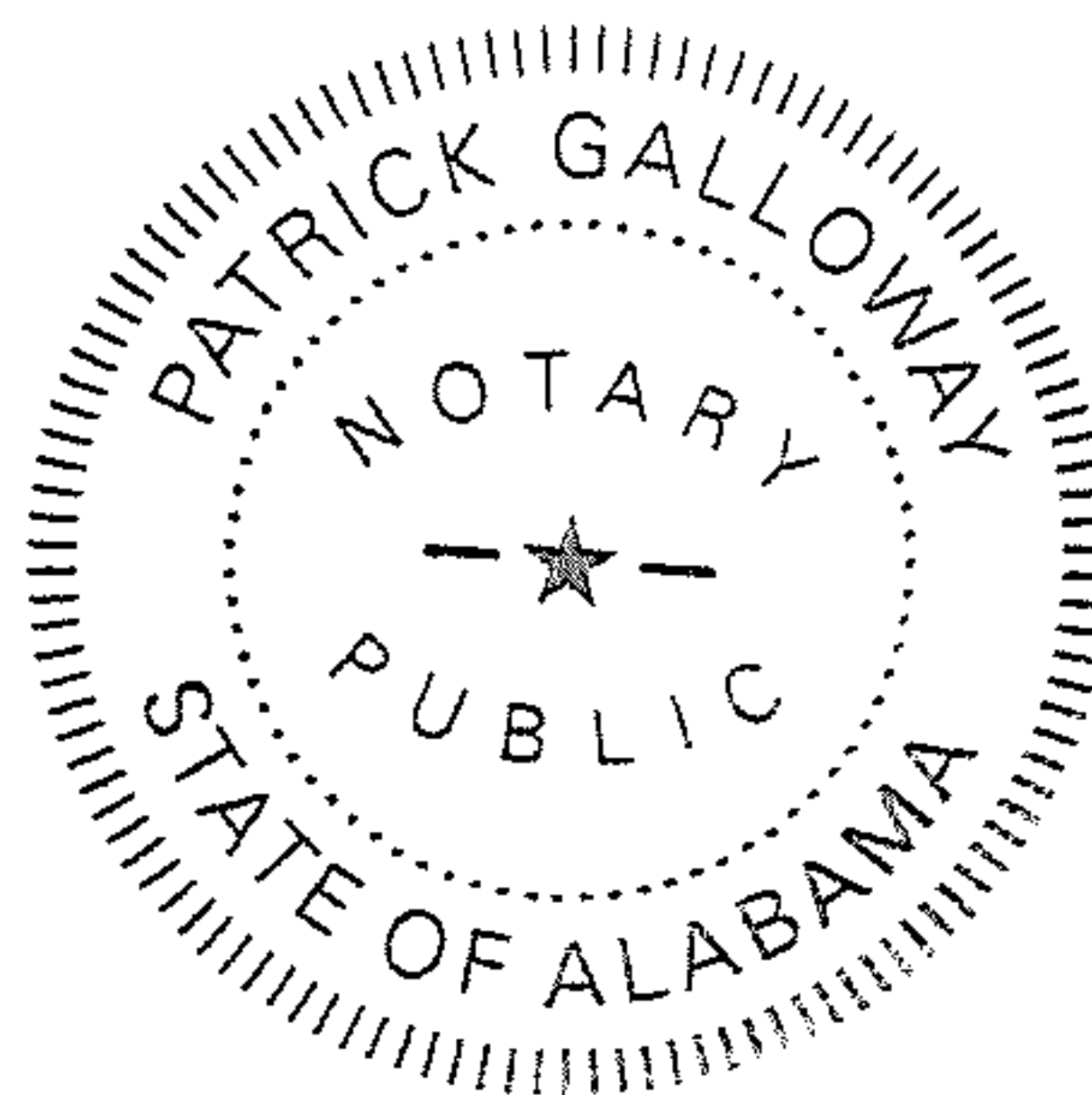
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua Devell Lovejoy 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 on this 15th day of February, 20 22.

Patrick Galloway
Notary Public

My commission expires: 10-4-2025



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joshua Devell Lovejoy

Grantee's Name Octavia Levonne Jackson

Mailing Address 169 Union Station Drive
Calera, AL 35040Mailing Address 169 Union Station Dr.
Calera, AL 35040Property Address 169 Union Station Dr.
Calera, AL 35040Date of Sale February 14, 2022
Total Purchase Price \$190,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Joshua Devell Lovejoy, , .

Grantee's name and mailing address - Octavia Levonne Jackson, 169 Union Station Dr., Calera, AL 35040.

Property address - 169 Union Station Dr., Calera, AL 35040

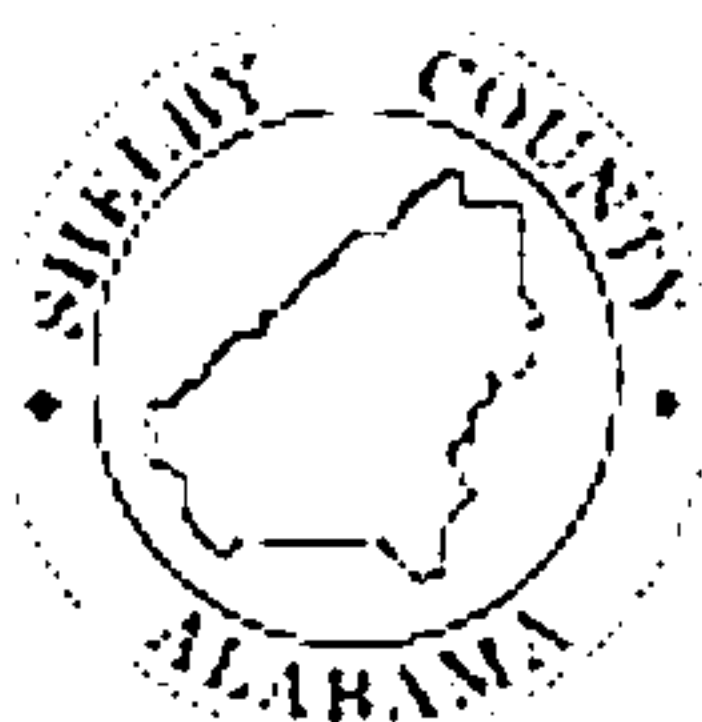
Date of Sale - February 14, 2022.

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 with 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: February 14, 2022

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/15/2022 08:51:40 AM
 \$29.00 JOANN
 20220215000065200

Alicia S. Bayl