

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-22-28085

Send Tax Notice To: Clinton H. Jones, Jr.
Gianetta Jones

1750 County Rd 461
Clinton, AL 35046

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, 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, **Janet D. Beasley**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Clinton H. Jones, Jr. and Gianetta 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

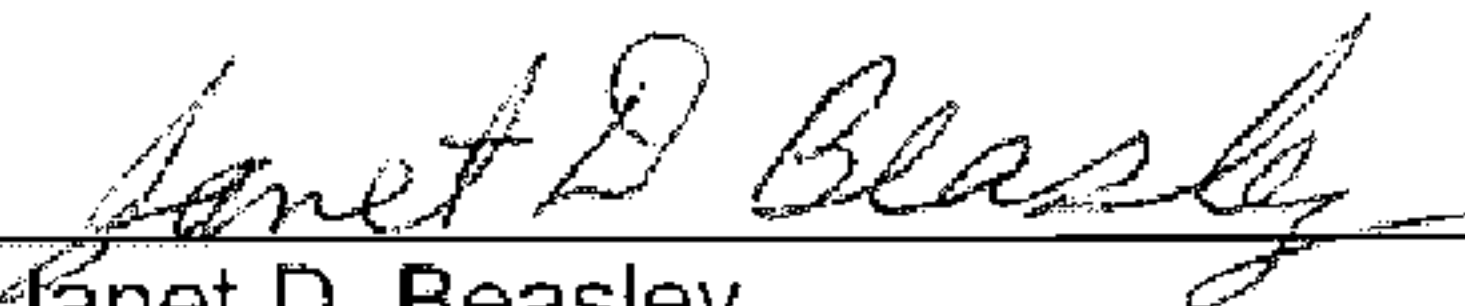
Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$300,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of March, 2022.

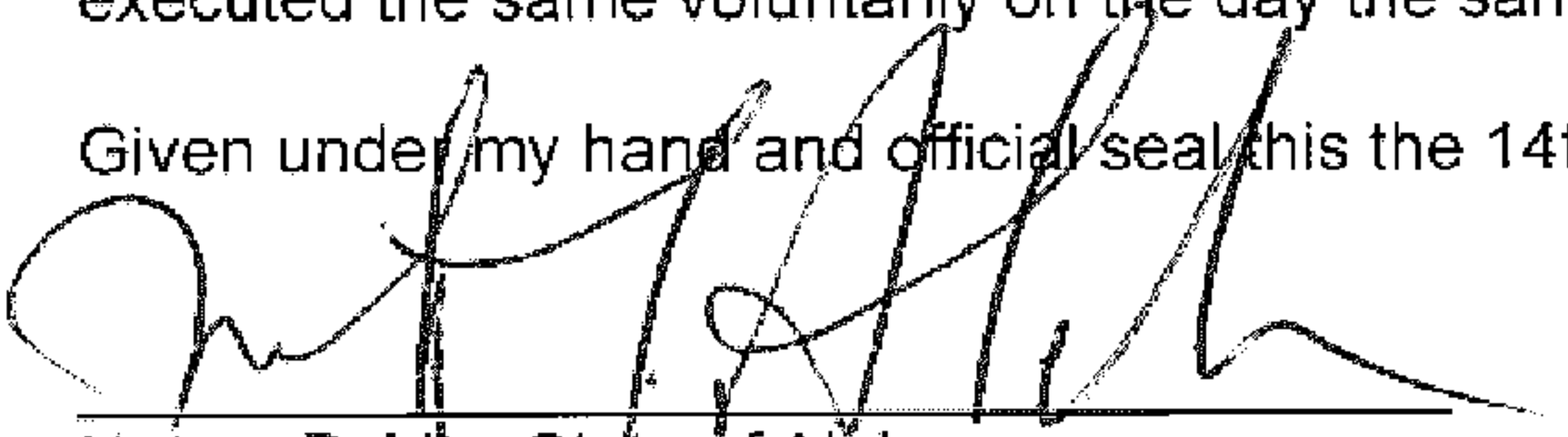

Janet D. Beasley

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 Janet D. Beasley, 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 14th day of March, 2022.


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



Janet D. Beasley is the surviving grantee in that certain deed recorded in Inst. No. 2006060000266700, Probate Office, Shelby County Alabama. The other grantee, Ronald Beasley, is deceased having died December 19, 2018.

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 for 306.01 feet to the Point of Beginning; thence continue last described course for 479.53 feet; thence 87 degrees 00 minutes right, run East for 163.12 feet; thence 64 degrees 50 minutes 31 seconds right run 270.0 feet; thence 56 degrees 53 minutes 27 seconds left, run 208.83 feet to the 397 contour of Lay Lake at Duck Branch; thence 66 degrees 28 minutes 05 seconds right run southerly along said contour for 55.53 feet; thence 0 degrees 48 minutes left run along said contour for 144.47 feet; thence 104 degrees 45 minutes 51 seconds right, run 565.15 feet to the POINT OF BEGINNING.

ALSO, a 30 foot easement for ingress and egress the center line of which is described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 for 306.01 feet; thence 85 degrees 37 minutes 53 seconds right run easterly 315.15 feet to the Point of Beginning of said easement; thence 91 degrees 39 minutes 09 seconds left run northerly 227.37 feet; thence run 22 degrees 09 minutes 23 seconds left, run 270.0 feet; thence run 29 degrees 13 minutes 13 seconds right, run 165.57 feet; thence 37 degrees 25 minutes 05 seconds right, run 178.93 feet; thence 24 degrees 22 minutes 10 seconds, right, run 161.66 feet; thence 13 seconds 41 minutes 35 seconds left, run 160.91 feet; thence 6 degrees 36 minutes 25 seconds right, run 115.79 feet; thence 15 degrees 02 minutes left, run 126.60 feet to the center of an existing easement.

Situated in 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 Janet D. Beasley
438 Marsh Circle
 Mailing Address Calera AL 35040

Grantee's Name Clinton H. Jones, Jr.
Gianetta Jones
 Mailing Address 1750 County Rd 461
Clinton, AL 35041

Property Address 225 Duck Cove Dr.
Shelby, AL 35143

Date of Sale March 14, 2022
 Total Purchase Price \$400,000.00

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 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 March 14, 2022

Print Janet D. Beasley

Unattested

 (verified by)

Sign Janet D. Beasley

 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/15/2022 10:28:19 AM
 \$128.00 BRITTANI
 20220315000106380

Form RT-1

Allen S. Beasley