

This Instrument was Prepared by: Send Tax Notice To: JERRELL FAMILY TRUST

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

File No.: S-22-28102

WARRANTY DEED

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

That in consideration of the sum of **One Hundred Ninety Eight Thousand Dollars and No Cents (\$198,000.00)**, 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, **Ashley M. King and Jason King, wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JERRELL FAMILY TRUST**, (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

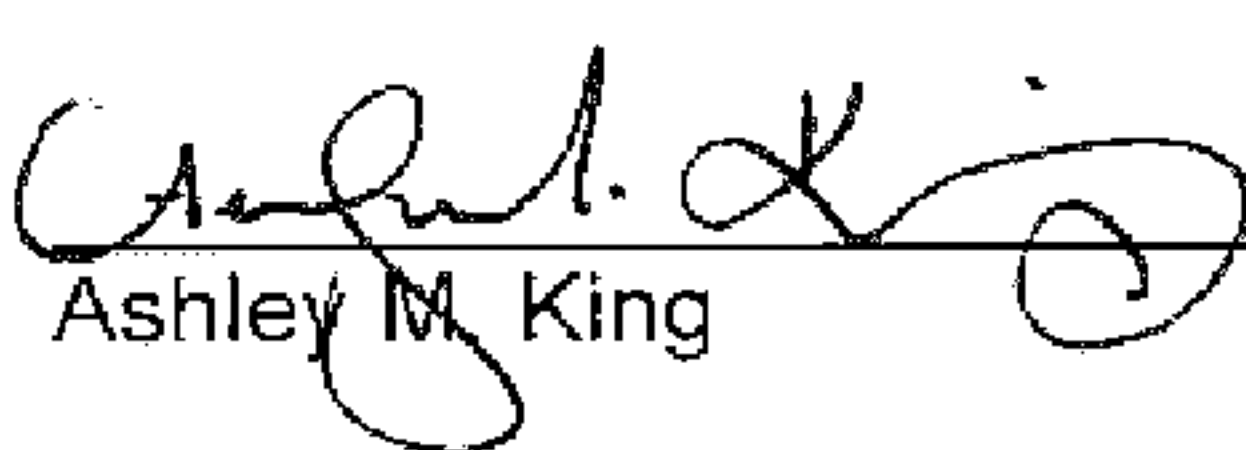
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 11th day of March, 2022.

 Ashley M. King  Jason King

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ashley M. King and Jason King, 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 11th day of March, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

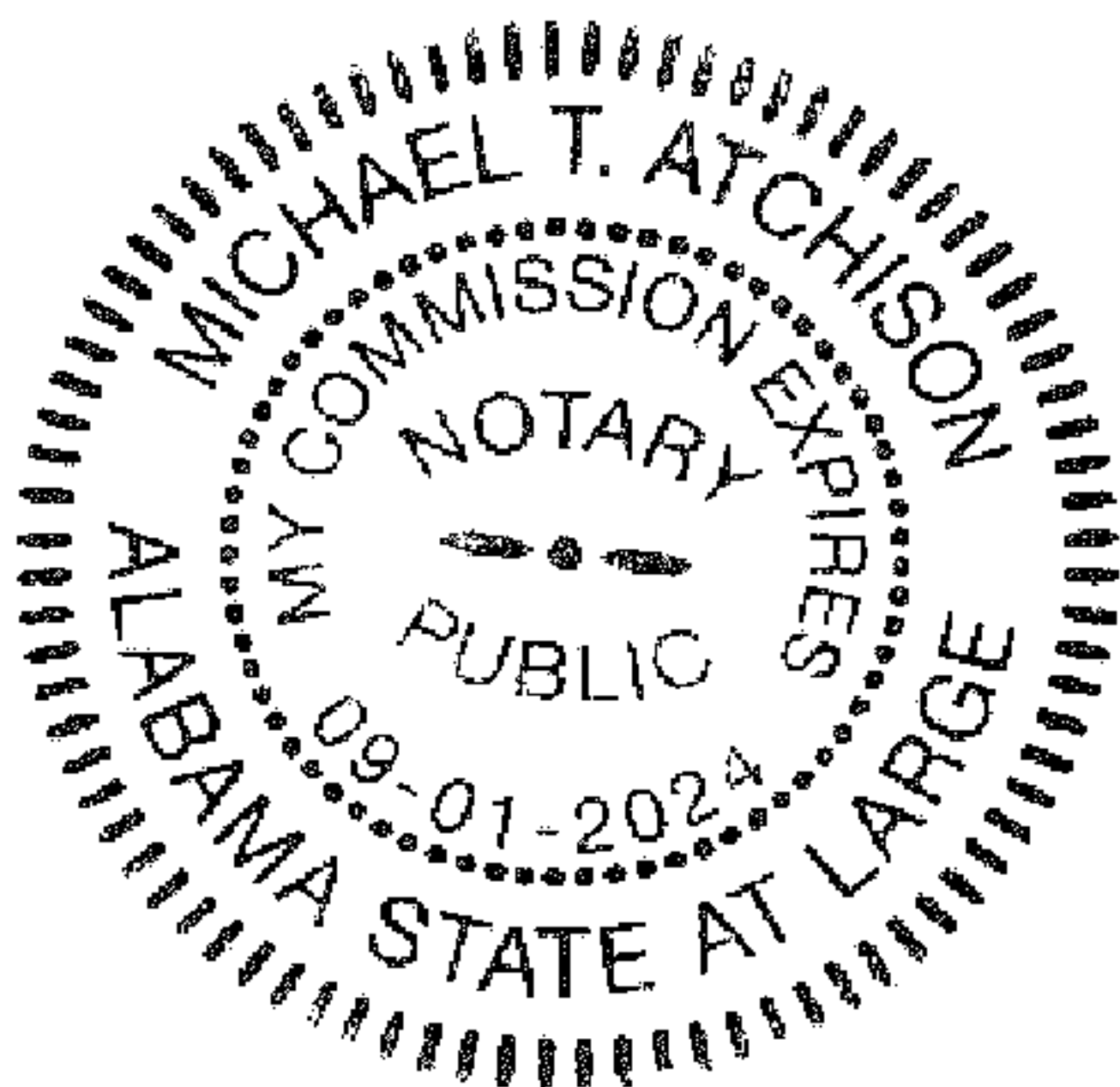


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; Shelby County, Alabama and proceed North 1 degree 09 minutes 05 seconds West along the East boundary of Section 36 for 1317.75 feet, said point being the Northeast corner of the SE 1/4-SE 1/4 of said Section 36; thence proceed South 87 degrees 55 minutes 23 seconds West along the North boundary of said SE 1/4-SE 1/4 for 235.21 feet to a point of intersection with the North boundary of the SE 1/4-SE 1/4 and the East right of way boundary of Shelby County Highway No. 61; thence proceed North 3 degrees 48 minutes 51 seconds West along said highway right of way for 221.94 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue North 3 degrees 48 minutes 51 seconds West along said road boundary for 173.86 feet; thence leaving said road boundary North 86 degrees 13 minutes 57 seconds East 241.99 feet; thence proceed South 3 degrees 41 minutes 41 seconds East 183.97 feet; thence proceed South 88 degrees 37 minutes 39 seconds West 241.83 feet back to the POINT OF BEGINNING. According to the survey of Billy R. Martin, Jr., Ala. Reg. No. 10559, dated August 18, 1997.

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

Grantor's Name	Ashley M. King Jason King	Grantee's Name	JERRELL FAMILY TRUST
Mailing Address	2976 HWY 231 N VINCENT AL 35178	Mailing Address	1923 William Imlay Dr. Imlay City, AL 35114
Property Address	10580 N Main St. Wilsonville, AL 35186	Date of Sale	March 11, 2022
		Total Purchase Price	\$198,000.00
		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 11, 2022

Print Ashley M. King

Unattested

(verified by)

Sign

(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 11:07:16 AM
\$226.00 JOANN
20220315000106540

Form RT-1

Allen S. Boyd