

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other valuable considerations to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt of which is hereby acknowledged, **DAPHNE T. WHITE AKA DAPHNE WHITE, AN UNMARRIED INDIVIDIAL** (herein referred to as said **GRANTORS** do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto, **JONATHAN AARON JONES AND BRITTNY JONES**, hereinafter referred to as **GRANTEE(S)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, my one-third interest in the following described real estate, situated in County of **SHELBY**, State of **ALABAMA**, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO


THE PURPOSE OF THIS DOCUMENT IS TO REMOVE DAPHNE T. WHITE AKA DAPHNE WHITE FROM TITLE.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records.

TO HAVE AND TO HOLD, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their 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, that I(we) have a good right to sell and convey the same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 28th day of **FEBRUARY, 2022**.



DAPHNE T. WHITE
A/K/A DAPHNE WHITE

STATE OF Florida COUNTY OF Okaloosa

I, the undersigned, a Notary Public in and for said county and state hereby certify, **DAPHNE T. WHITE A/K/A DAPHNE WHITE** those name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28th day of **FEBRUARY, 2022**.

My Comm. Exp.:
Mar 14 2023


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
JONATHAN AARON JONES
BRITTNY JONES
370 GOULD ROAD
COLUMBIANA, AL 35051

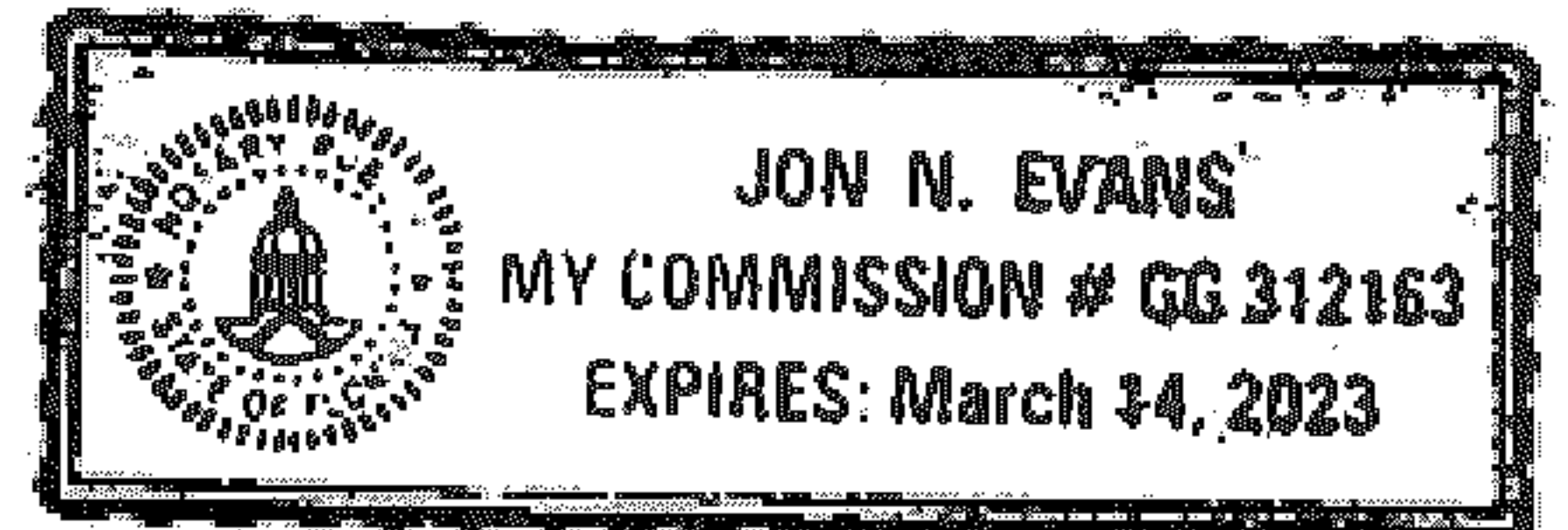


EXHIBIT A
LEGAL DESCRIPTION

TRACT I BEGINNING AT THE NW CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 1 WEST; THENCE RUN EAST ALONG SAID ¼ - ¼ LINE A DISTANCE OF 1365.93 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 09 MINUTES 56 SECONDS RIGHT AND RUN A DISTANCE OF 1358.50 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 03 MINUTES 57SECONDS RIGHT AND RUN A DISTANCE OF 681.00 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 09 MINUTES 15 SECONDS RIGHT AND RUN A DISTANCE OF 679.45 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 09 MINUTES 15 SECONDS LEFT AND RUN A DISTANCE OF 642.00 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 09 MINUTES 15 SECONDS RIGHT AND RUN A DISTANCE OF 698.09 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, DATED MARCH 6, 1999.

AND

TRACT II BEGINNING AT THE SW CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 22 SOUTH; RANGE 1 WEST; THENCE RUN NORTH ALONG SAID ¼ - ¼ LINE A DISTANCE OF 679.45 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 50 MINUTES 45 SECONDS RIGHT AND RUN A DISTANCE OF 642.00 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 09 MINUTES 15 SECONDS RIGHT AND RUN A DISTANCE OF 679.45 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 50 MINUTES 45 SECONDS RIGHT AND RUN A DISTANCE OF 642.00 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, DATED MARCH 6, 1999.

Real Estate Sales Validation Form

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

Grantor's Name DAPHNE T. WHITE
AKA DAPHNE WHITE

Grantee's Name JONATHAN AARON JONES
BRITTNY JONES

Mailing Address: 115 Spruce St.
Mary Esther, FL 32569

Mailing Address: 370 GOULD ROAD
COLUMBIANA, AL 35051

Property Address 370 GOULD ROAD
COLUMBIANA, AL 35051

Date of Sale _____

Total Purchaser Price \$38,156.67

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

X Other ONE-THIRD TAX VALUE

____ 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 of 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 Sec. 40-22-1 (h).

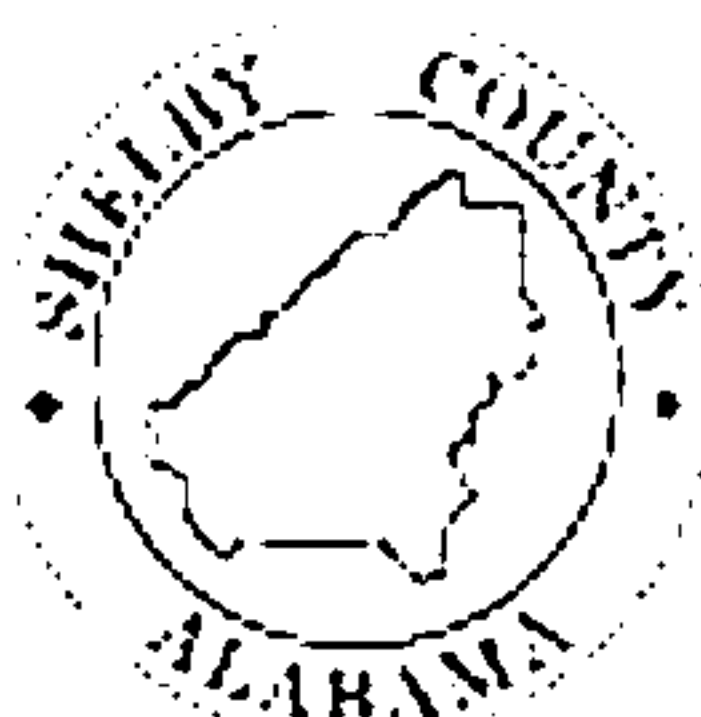
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date _____

Print _____

____ Unattested _____
(verified by)

Sign Jonathan Aaron Jones
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2022 10:05:33 AM
\$66.50 JOANN
20220318000111960

Allie S. Boyd