

SEND TAX NOTICE TO:  
William R. Dow, Jr. and Shelly M. Dow  
881 Sun Valley Road  
Harpersville, Alabama 35078

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Million One Hundred Fifty Thousand dollars & no cents (\$2,150,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Michael T. Jones, Jr. and Margaret S. Jones, husband and wife

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

William R. Dow, Jr. and Shelly M. Dow

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

FROM A 1/2" REBAR AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 2 EAST, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; RUN THENCE WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 11 A DISTANCE OF 1296.26 FEET TO A 1/2" REBAR ON A FENCE LINE; THENCE TURN 89°39'32" LEFT AND RUN 37.85 FEET TO A 1/2" REBAR AT A FENCE CORNER; THENCE TURN 88°14'28" RIGHT AND RUN 1049.80 FEET ALONG A FENCE LINE TO A 1/2" REBAR; THENCE TURN 00°02'25" LEFT AND RUN 241.74 FEET ALONG A FENCE LINE TO A 1/2" REBAR; THENCE TURN 00°10'59" LEFT AND RUN 42.23 FEET ALONG A FENCE LINE TO A 1/2" REBAR ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 - NORTHEAST 1/4 OF SAID SECTION 11, THAT IS 71.19 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 - NORTHEAST 1/4; THENCE TURN 88°32'22" LEFT AND RUN 1259.31 FEET TO A 1/2" REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 - NORTHEAST 1/4 OF SAID SECTION 11; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 1330.48 FEET TO A 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 - NORTHEAST 1/4; THENCE TURN 90°11'04" RIGHT AND RUN 276.09 FEET TO A 1/2" REBAR ON THE EAST BOUNDARY OF SHELBY COUNTY HIGHWAY #79 (60' R.O.W.); THENCE TURN 122°15'15" LEFT AND RUN 69.95 FEET ALONG SAID HIGHWAY BOUNDARY TO A 1/2" REBAR ON THE WEST BOUNDARY TO A 1/2" REBAR; THENCE TURN 57°32'37" LEFT AND RUN 238.95 FEET TO A 1/2" REBAR ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 - SOUTHEAST 1/4 OF SAID SECTION 11; THENCE TURN 18°36'00" LEFT AND RUN 105.27 FEET ALONG A FENCE LINE TO A 1/2" REBAR; THENCE TURN 18°37'28" RIGHT AND RUN 1222.25 FEET ALONG SAID FENCE LINE TO A 1/2" REBAR ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 - SOUTHEAST 1/4 OF SAID SECTION 11; THENCE TURN 90°33'52" LEFT AND RUN 31.61 FEET TO A 1/2" REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 - NORTHEAST 1/4 OF SAID SECTION 11; THENCE TURN 90°20'16" RIGHT AND RUN 1322.14 FEET TO A 1/2" REBAR AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 - NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 EAST; THENCE TURN 00°42'31" LEFT AND RUN 1331.58 FEET ALONG A FENCE LINE TO A 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 - NORTHWEST 1/4; THENCE TURN 89°34'31" LEFT AND RUN 1329.99 FEET TO A 1/2" REBAR AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 - NORTHWEST 1/4 OF SAID SECTION 12; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 1314.18 FEET TO A 1/2" REBAR THAT IS 15.80 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 - NORTHWEST 1/4; THENCE TURN 90°06'30" LEFT AND RUN 475.65 FEET ALONG A FENCE LINE TO A 2" PIPE; THENCE TURN 00°11'47" RIGHT AND RUN 494.37 FEET ALONG A FENCE LINE TO A 2" PIPE; THENCE TURN 01°02'31" RIGHT AND RUN 371.20 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE NORTHEAST 1/4 - SOUTHWEST 1/4 AND THE NORTHWEST 1/4 - SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 2 EAST AND THE WEST 1/2 - NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.  
LESS AND EXCEPT ANY PORTION OF THE SUBJECT LAND LYING NORTH AND/OR WEST OF THE BOUNDARY LINE ESTABLISHED IN THE AGREEMENTS RECORDED IN INSTRUMENT 1996-39728 AND INSTRUMENT 20081030000421460, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Right of Way to Alabama Power Company as recorded in Deed Book 145, Page 307.

Boundary Line Agreement recorded in Instrument #1996-39728 and Instrument #20081030000421460.

Boundary Conditions recorded in Instrument #2000-33548.

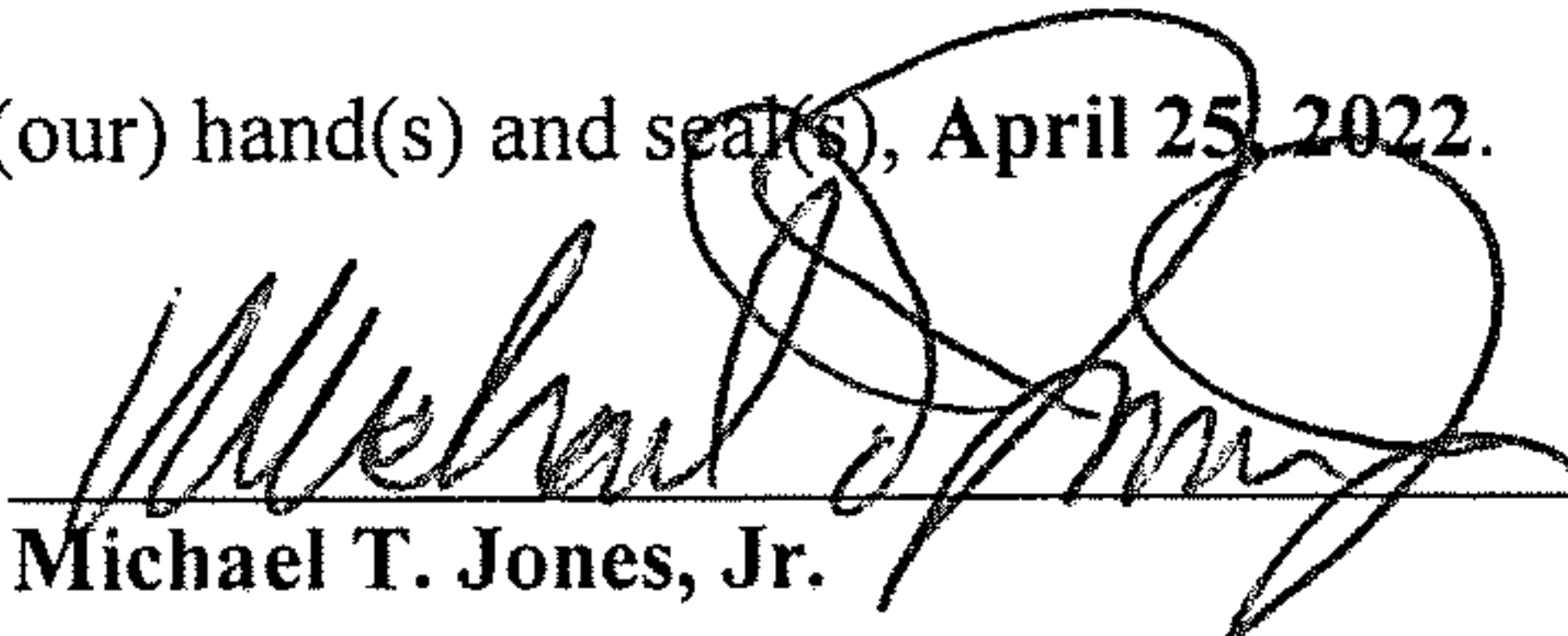
Agreement for Water System, recorded in Instrument #1998-34327.

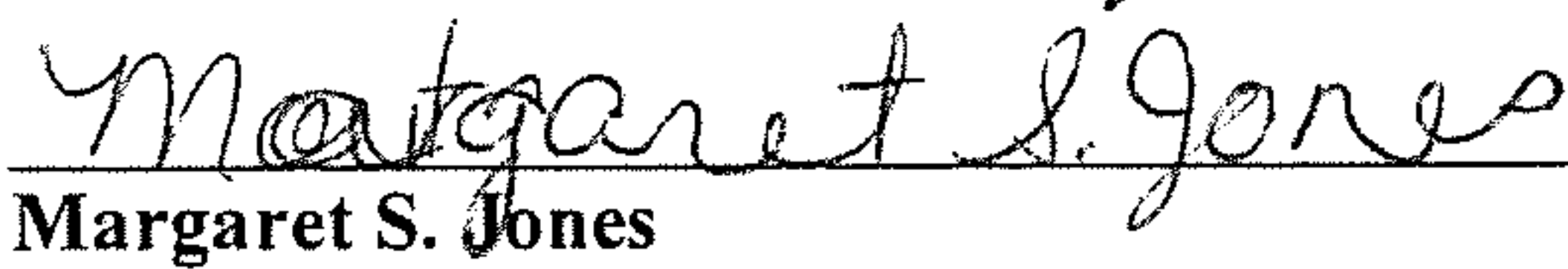
Easement to Alabama Power Company as recorded in Instrument #20161102000400810..

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

**IN WITNESS WHEREOF, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), April 25, 2022.

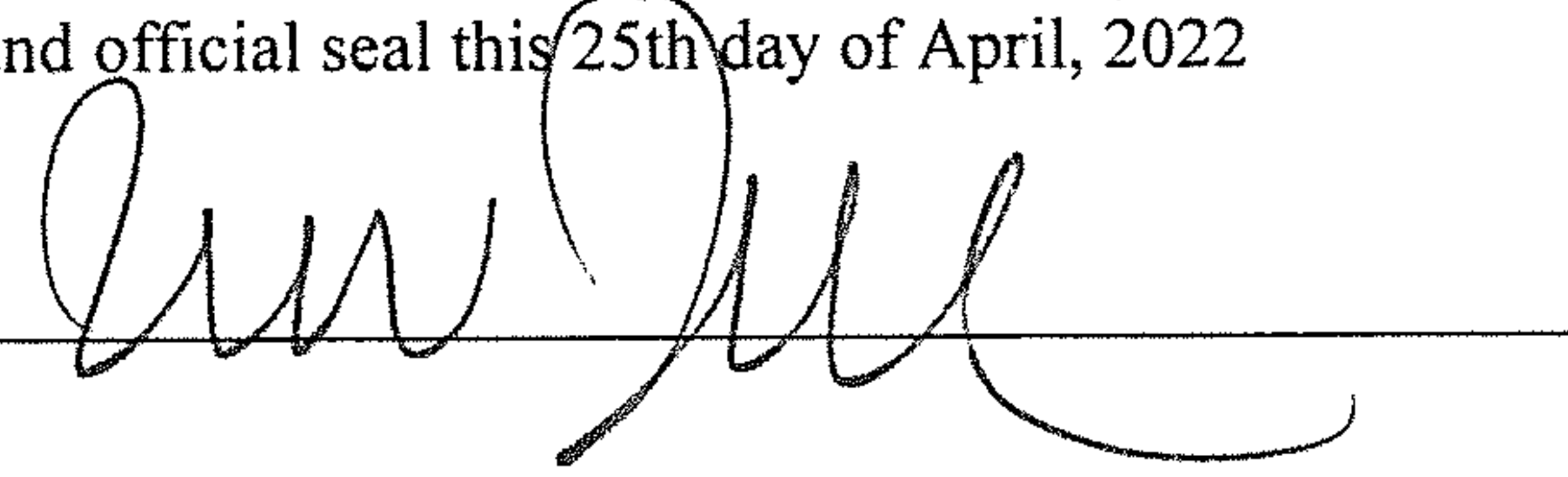
  
\_\_\_\_\_(Seal)  
Michael T. Jones, Jr.

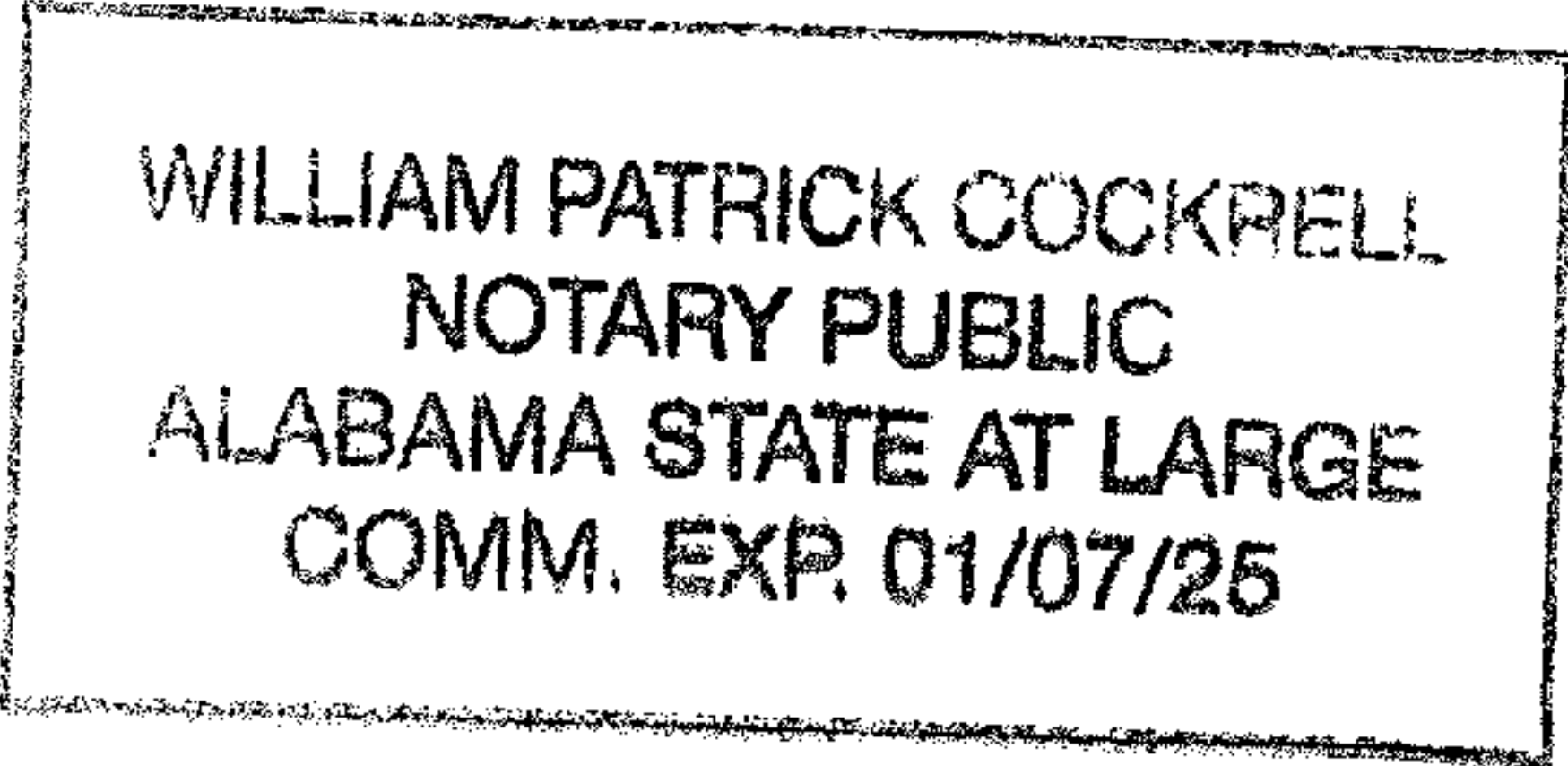
  
\_\_\_\_\_(Seal)  
Margaret S. Jones

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael T. Jones, Jr. and Margaret S. Jones, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 25th day of April, 2022

  
\_\_\_\_\_  
Notary Public.  
(Seal)  
My Commission Expires: \_\_\_\_\_





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

Grantor's Name Michael T. Jones, Jr. and Margaret S. Jones Grantee's Name William R. Dow, Jr. and Shelly M. Dow Jones

Mailing Address 26617 Cotton Bayou  
Orange Beach, Alabama 36561Property Address 881 Sun Valley  
Harpersville, Alabama 35078Mailing Address 881 Sun Valley Road  
Harpersville, Alabama 35078Date of Sale 04/25/2022Total Purchase Price \$2,150,000.00

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☒ 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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 4.25.22Print William R. Dow, Jr.

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/26/2022 10:35:42 AM  
 \$2178.00 CHERRY  
 20220426000170400

A handwritten signature in cursive script, appearing to read "Allen S. Bayal".