

This instrument was prepared by:

Sent Tax Notice To:

NAME J. Christopher Smith, Esq.
ADDRESS 501 Riverchase Parkway E Suite 100
Hoover, Alabama 35244
SOURCE OF TITLE Deed
Instrument Number 20061122000572100 and
20110826000253230

Johnny and Vickie Jones
2548 Sadler Ridge
McCalla, AL 35111



20220505000184640 1/4 \$143.00
Shelby Cnty Judge of Probate, AL
05/05/2022 11:14:45 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY) WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, HELEN L. HENDERSON, a widowed woman, LYNDIA HENDERSON GANUS, a widowed woman, TERRY JAMES HENDERSON, a married man, and DAVID CARL HENDERSON, a married man, for and in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 (\$110,000.00) DOLLARS and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein the receipt of all of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto JOHNNY L. JONES and VICKIE M. JONES, husband and wife, as joint tenants with right of survivorship, all of the following described real property located in Shelby County, Alabama to-wit:

Begin at the Southwest corner of Section 10, Township 24 North, Range 15 East and run Easterly along the South side of the said section for 21.43 feet to the point of beginning (said point being on the North right of way of Shelby County Road No. 47); then continue Easterly along the South side of the said section 10 for 282.40 feet; then turn an angle of 125 deg. 56 min. 08 sec. to the left and run Northwesterly along a fence for 375.87 feet; then turn an angle of 94 deg. 42 min. 19 sec. to the left and run Southwesterly for 257.70 feet to a point on the North right of way of said road No. 47; then turn an angle of 93 deg. 46 min. 33 sec. to the left and run Southeasterly along the north right of way of said road for 191.09 feet back to the point of beginning.

Also:

Commence at the Northwest corner of Section 15, Township 24- North, Range 15-East, Shelby County, Alabama, and run S 89°50'30"E for 22.68 feet to the East right-of-way of County Road 47 and the point of beginning. From said point of beginning, leaving said road, run N 89°54'48"E for 67.00 feet; thence run S 66°58'22"W for 51.60 feet to the East right-of-way of county Road 47; thence along said road, N 44°10'14"W for 28.00 feet to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining as joint tenants with right of survivorship.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives, and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder or remainders, reversion or reversions, rents, issues and profits thereof.

And said GRANTORS do for themselves, their heirs, executors, and administrators, covenant with the said GRANTEES, their successors and assigns, that we are lawfully seized in fee simple

of said premises; that it is free from all encumbrances, except as stated above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against any lawful claims of all persons except as stated above.

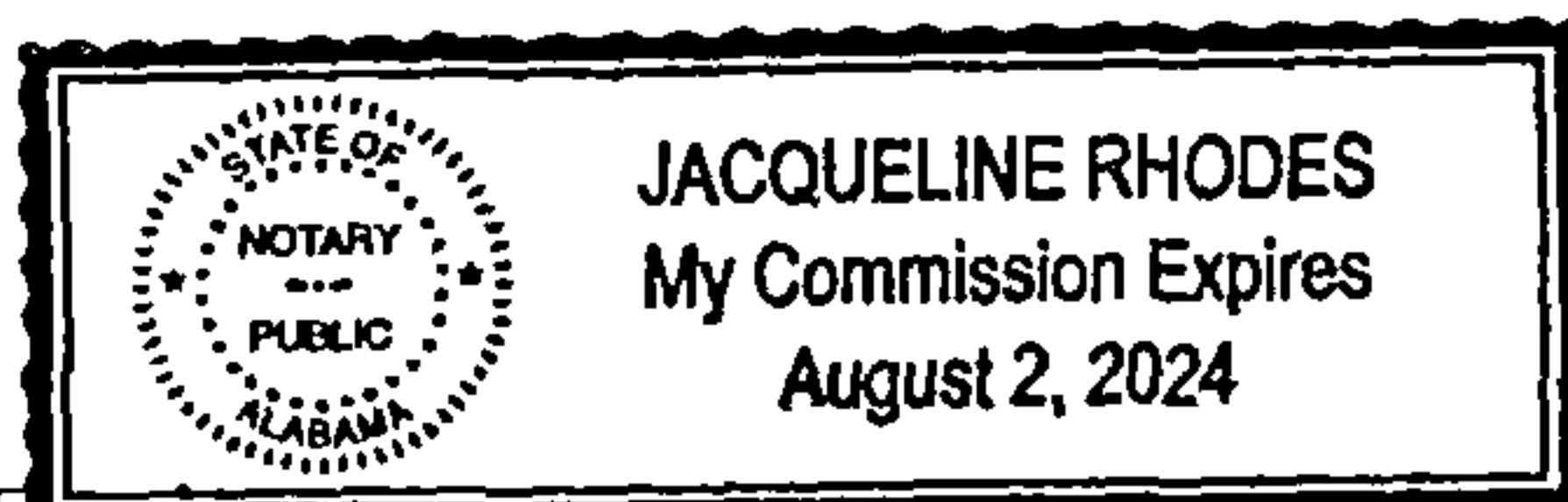
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 3rd day of May, 2022.

Helen L. Henderson
HELEN L. HENDERSON

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned notary public in and for said County, in said State, hereby certify that HELEN L. HENDERSON, a widowed woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 3rd day of May, 2022.



My Commission Expires: _____

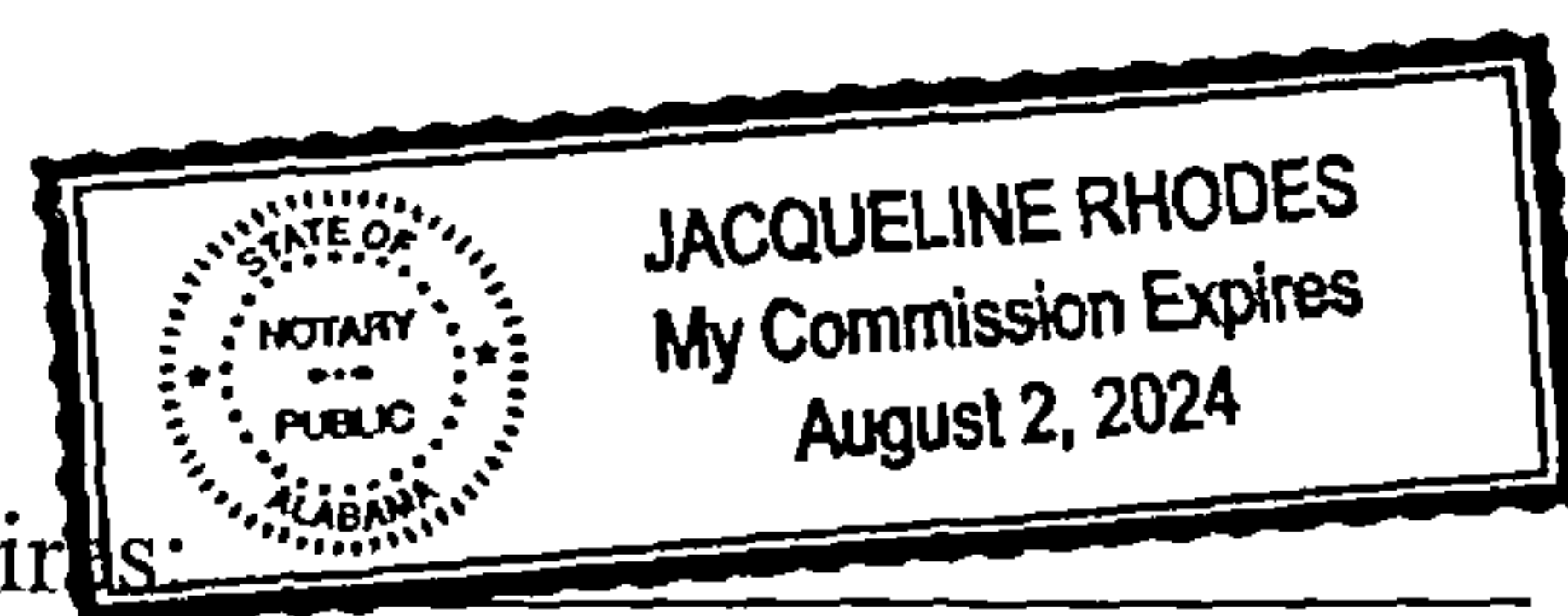
Jacqueline Rhodes
NOTARY PUBLIC

Lynda Henderson Ganus
LYNDA HENDERSON GANUS

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned notary public in and for said County, in said State, hereby certify that LYNDA HENDERSON GANUS, a widowed woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 3rd day of May, 2022.



My Commission Expires: _____

Jacqueline Rhodes
NOTARY PUBLIC



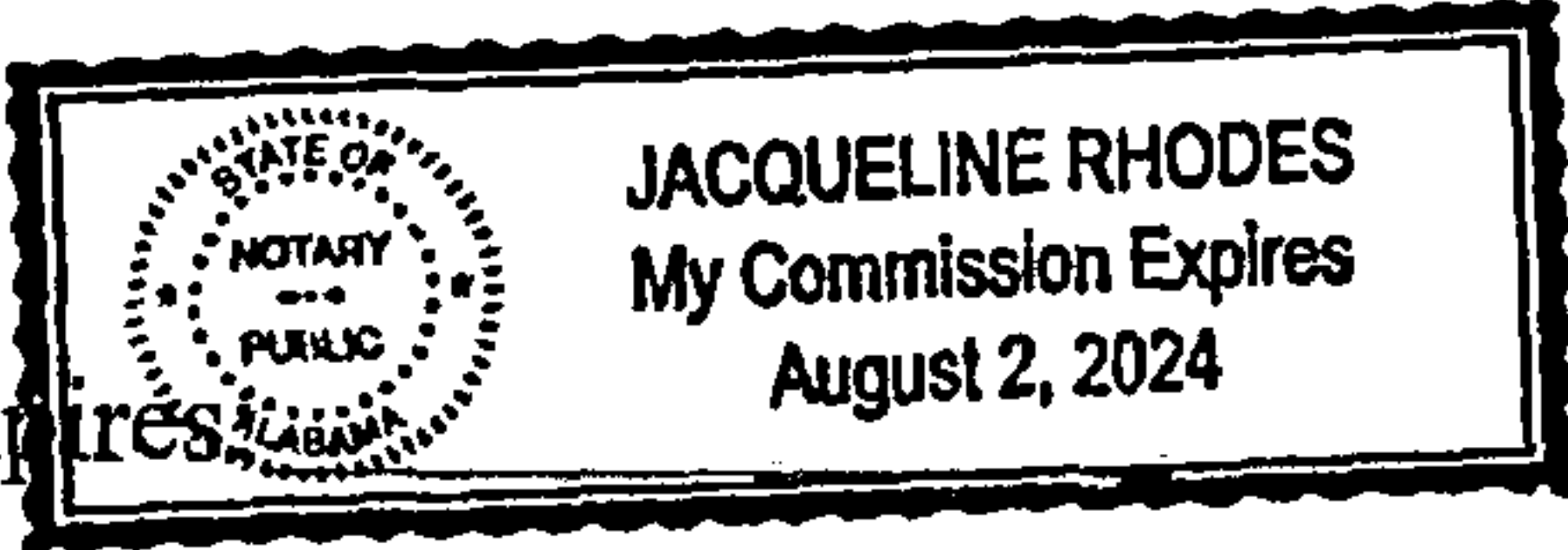
20220505000184640 2/4 \$143.00
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Terry James Henderson
TERRY JAMES HENDERSON

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned notary public in and for said County, in said State, hereby certify that TERRY JAMES HENDERSON, a() () married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 3rd day of May, 2022.

My Commission Expires 

Jacqueline Rhodes
NOTARY PUBLIC

David Carl Henderson
DAVID CARL HENDERSON

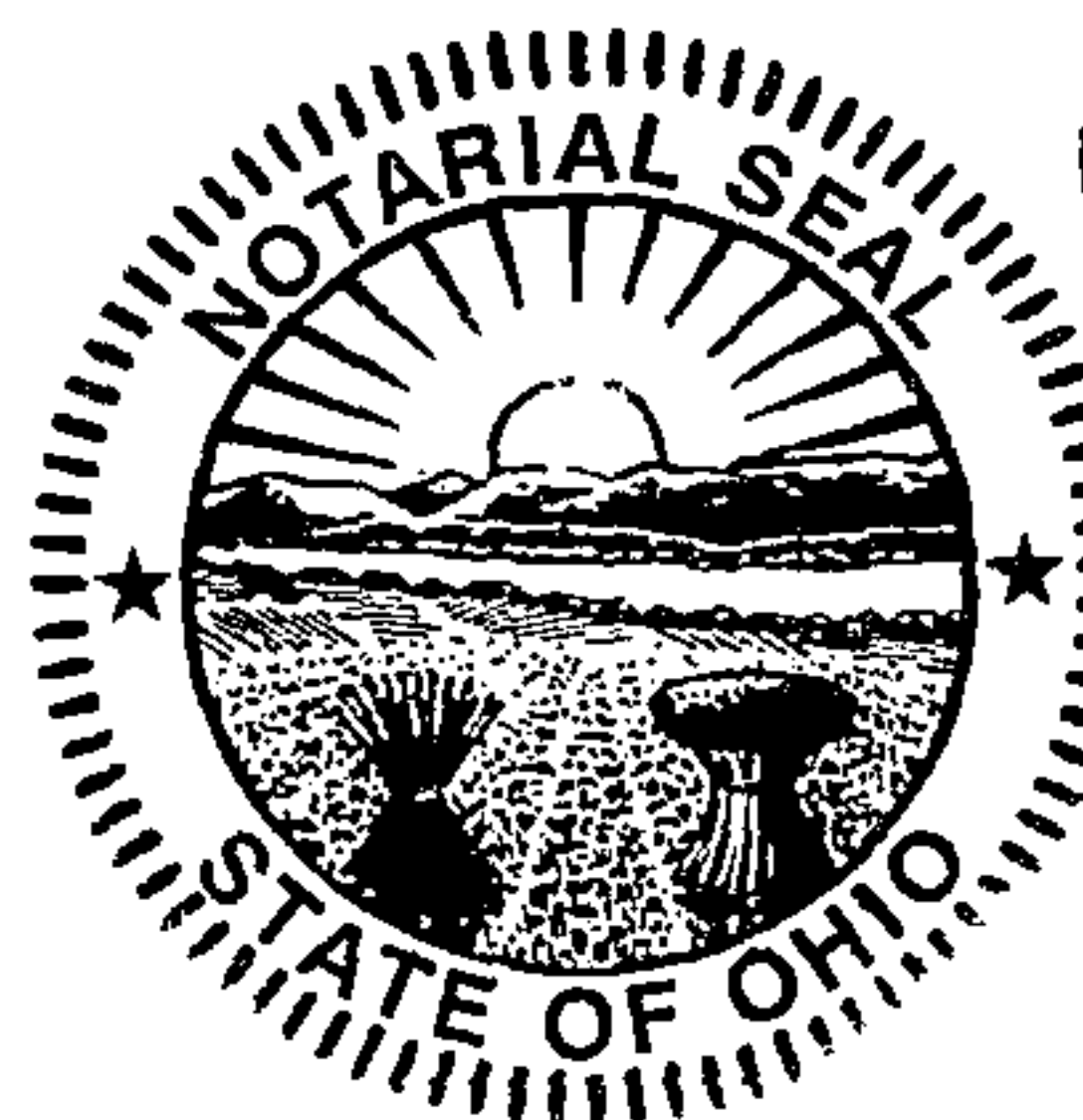
STATE OF Ohio)
Franklin COUNTY)

I, the undersigned notary public in and for said County, in said State, hereby certify that DAVID CARL HENDERSON, a() () married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 31 day of March, 2022.

My Commission Expires: 12/02/23

Michelle Trimble
NOTARY PUBLIC



Notary for David Carl Henderson

Michelle Trimble
Notary Public, State of Ohio
My Commission Expires 12-02-23



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Real Estate Sales Validation Form

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

Grantor's Name Helen L. Henderson et al
Mailing Address 7605 Hwy 47
Shelby, AL 35143

Grantee's Name Johnny L. & Vickie M. Jones
Mailing Address 2548 Sadler Ridge Road
McCalla, AL 35111

Property Address 7605 Hwy 47
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ 110,000.00
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 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 § 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 5-3-2022

Print Helen Henderson

Sign Helen Henderson

Unattested _____

Verified by _____

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1