

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
D. Karl Jones and
Elaine O. Jones
26129 Highway 25
Wilsonville, AL 35186

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **D. KARL JONES, a married man** (herein referred to as Grantor), grant, bargain, sell and convey unto **D. KARL JONES and ELAINE O. JONES** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

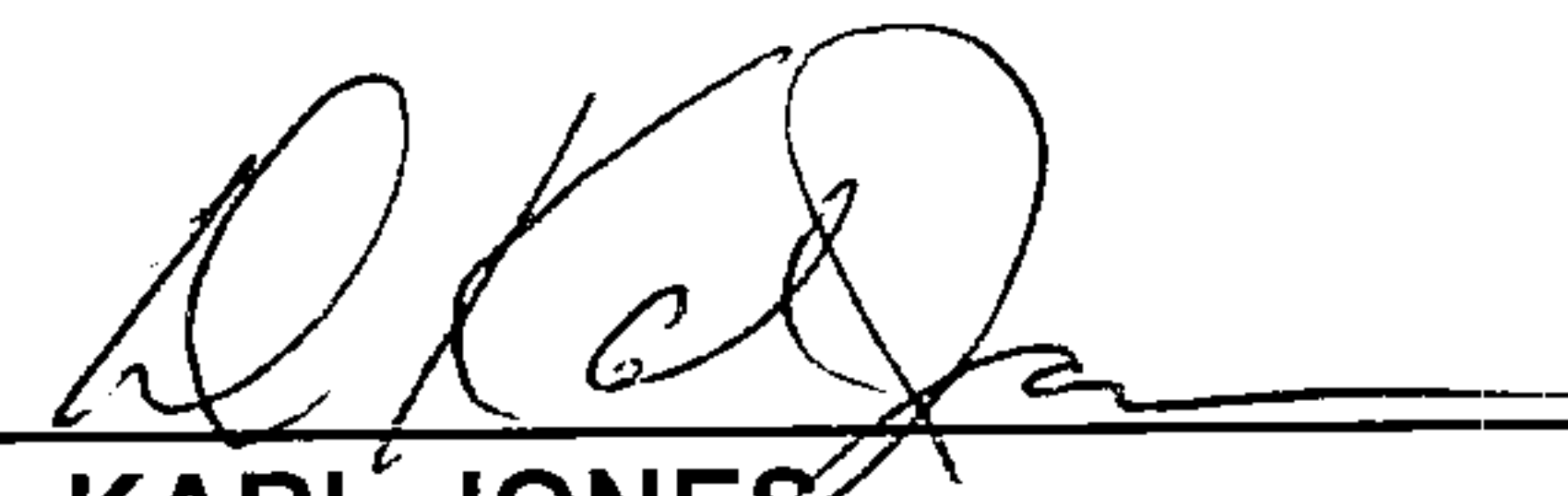
This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 22nd day of April, 2022.



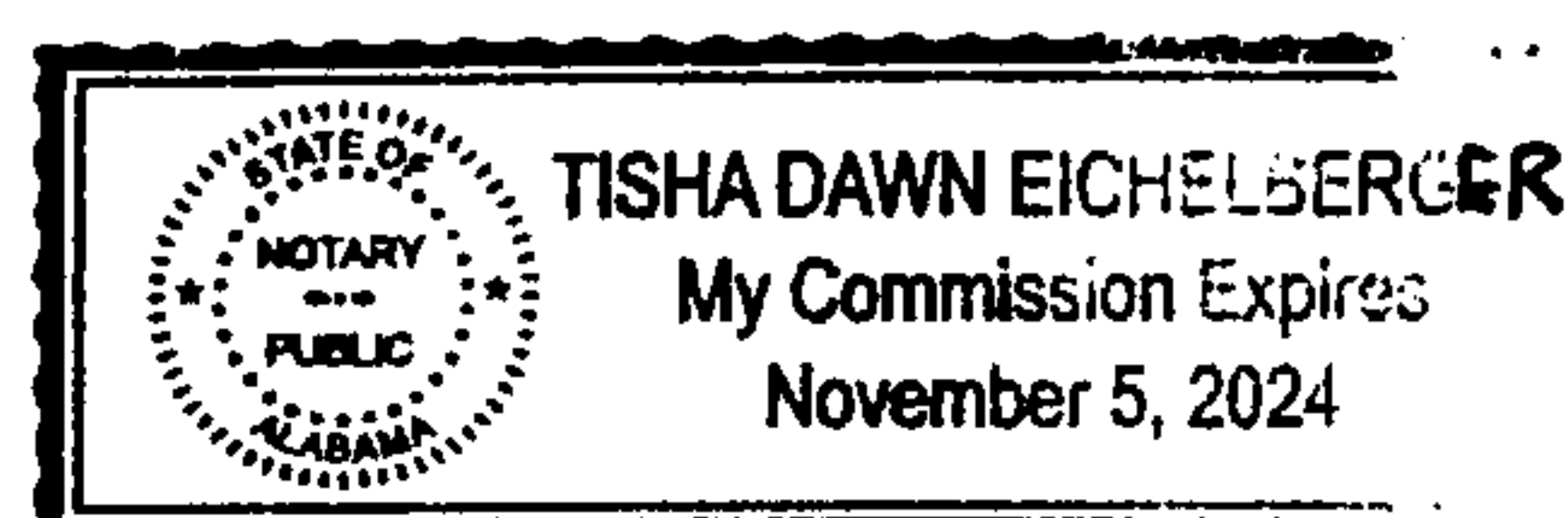
D. KARL JONES


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **D. Karl Jones**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2022.





Notary Public
My Commission Expires: 11-5-2024

EXHIBIT "A"

Parcel 1

A parcel of land located in the SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County; thence run East 974.97 feet to the East right of way of U. S. Highway #31; thence left 106 deg. 54 min. 35 sec. 1023.91 feet to the Southwest corner of Performance Tire Company and being the point of beginning and being marked by an existing iron rebar set by Laurence D. Weygand; thence right 105 deg. 10 min. 51 sec. and run in an easterly direction for a distance of 194.69 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 deg. 07 min. 30 sec. and run in a northerly direction for a distance of 95.68 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 89 deg. 39 min. 37 sec. and run in a westerly direction for a distance of 220.38 feet to an existing iron rebar being on the East right of way line of U.S. Highway #31; thence turn an angle to the left of 105 deg. 14 min. 19 sec. and run in a southeasterly direction for a distance of 100.0 feet, more or less, to the point of beginning.

Being the same property as deed 20180323000096760

AND

Commence at the NW corner of the NE 1/4 of NE 1/4 of Section 23, Township 21 South, Range 3 West, and run South a distance of 254.38 feet to the point of beginning; thence continue along last described course a distance of 86.00 feet to a point; thence turn 77 degrees 14 minutes 14 seconds left for a distance of 122.58 feet to a point; thence turn 85 degrees 37 minutes 15 seconds left for a distance of 84.11 feet to a point; thence turn 94 degrees 22 minutes 30 seconds left for a distance of 148.00 feet to the point of beginning.

Being the same property as deed 20180323000096830

TAX PARCEL NUMBER: 13-6-24-3-001-030.001

TAX PARCEL NUMBER: 23-6-23-1-001-008.003

Real Estate Sales Validation Form

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

Grantor's Name	D. Karl Jones	Grantee's Name	D. Karl Jones
Mailing Address		Mailing Address	Elaine O. Jones
	26129 Highway 25		26129 Highway 25
	Wilsonville, AL 35186		Wilsonville, AL 35186
Property Address	3351 Pelham Parkway	Date of Sale	
	Pelham, AL 35124 AND	Total Purchase Price \$	
	Wooten Road	Or	
	Alabaster, AL 35007	Actual Value \$	
		Or	
		Assessor's Market Value \$	186,450.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other 1/2 value of \$372,900.00 Tax
<input type="checkbox"/> Closing Statement	
	Assessed Value Under Parcels:
	13-6-24-3-001-030.001
	22-6-23-1-001-008.003

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2022 11:38:15 AM
\$214.50 CHERRY
20220512000194750

Form RT-1

Allen S. Bayl