

20220621000248360
06/21/2022 02:56:46 PM
DEEDS 1/3

This Document Prepared By:
Gregory D. Harrelson, Esq.
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Caroline Homes & Investments, LLC
4385 Heritage View Rd
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 Dollars (\$110,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Landon Jones and Linda Marie Jones, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Caroline Homes & Investments, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

A part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: To find the point of beginning start at the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 13; thence Northwardly along the East line of said Southeast ¼ of the Southwest ¼ a distance of 502 feet, more or less, to a point 85 feet Northwardly from the center line of the L & N Railroad, measured at right angles to said center line of said railroad; thence Westwardly parallel to and 85 feet North of the center line of said L & N Railroad a distance of 776.2 feet, more or less, to a point on the North line of a public road; thence Eastwardly along the North line of said public road a distance of 75.4 feet to a point which is the point of beginning; thence Northwardly at a deflection angle of 72 degrees 56 minutes to the left a distance of 388 feet to a point; thence Eastwardly with a deflection angle of 93 degrees 28 minutes to the right a distance of 258.7 feet to a point; thence Southwardly with a deflection angle of 100 degrees 28 minutes to the right a distance of 394 feet, more or less, to a point on the North line of a public road; thence Westwardly with a deflection angle of 80 degrees 01 minutes to the right along the North line of said public road a distance of 162.7 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama. Said parcel of land contains 1.86 acres, more or less.

Subject to:

1. Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions

\$30,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid;

that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 26th day of May, 2022.

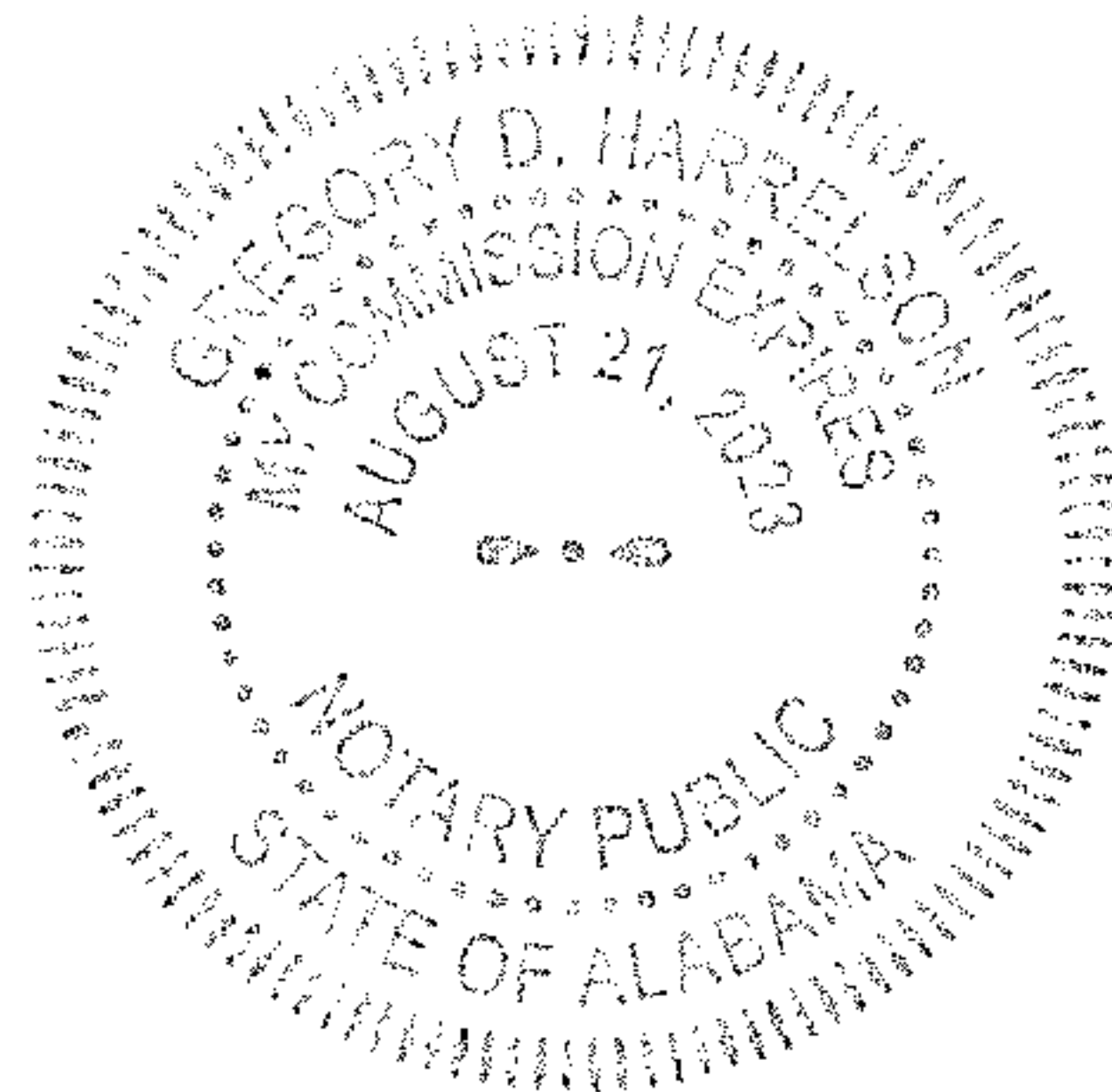
Landon Jones
Landon Jones

Linda Marie Jones
Linda Marie Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Landon Jones and Linda Marie Jones, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of May, 2022.



Gregory D. Harrelson
NOTARY PUBLIC

My Commission Expires: 8/21/23

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

Grantor's Name Landon Jones
 Mailing Address Linda Marie Jones
10080 Hwy 42
Shelby, AL 35143

Grantee's Name Caroline Hommes & Investments LLC
 Mailing Address 4385 Heritage View Rd
Birmingham, AL 35242

Property Address 10025 Hwy 42
Shelby, AL 35143

Date of Sale 05/26/2022

Total Purchase Price \$ 110,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/21/2022 02:56:46 PM
 \$108.00 JOANN
 20220621000248360



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 5/26/22

Print Landon Jones

Unattested _____

Sign Landon Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1