



20220708000271270 1/9 \$84.50  
Shelby Cnty Judge of Probate, AL  
07/08/2022 02:41:23 PM FILED/CERT

**STATUTORY WARRANTY DEED**  
**With Right of Survivorship**

This deed prepared without benefit of title examination or survey. No representations concerning the title and/or the accuracy of the legal description are made by the preparer of this Instrument.

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of Ten Dollars and other valuable consideration, to the undersigned grantor, **JAMIE JORDAN**, as **Personal Representative of the Estate of Willie James McKinney, deceased**, by Letters of Administration granted to her by Hon. Alice K. Martin, Judge of Probate, Calhoun County, Alabama on the 1<sup>st</sup> day of November, 2021, (Case Number 2021-0553), and **WILLIE JAMES McKINNEY, JR.**, a married man, **CAMELLIA ROCHELLE JACKSON**, a married woman, **TERRANCE McKINNEY**, a single man, **DONTRELL McKINNEY**, a single man, and **CHRISTY NICOLE WALKER**, a married woman, all individually and as all of the heirs at law of the Estate of **Willie James McKinney, deceased** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **WILLIE JAMES McKINNEY, JR.**, a married man, **CAMELLIA ROCHELLE JACKSON**, a married woman, and **CHRISTY NICOLE WALKER**, a married woman, (herein referred to as Grantee), whose mailing address is 4011 Pebble Brooke Cir S, Orange Park, Florida 32065, for and during their joint lives and upon the death of any of them, then to the survivors of them, and upon the death of either survivor, then to the remaining survivor of them in fee simple, a one-half (½) interest in and to the following described real estate situated in Shelby, Alabama, to wit:

**This property does not constitute the homestead of the Grantors, nor their spouses, if applicable.**

Commence at the Southwest corner of Section 25, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the South boundary of said section for a distance of 2,640 feet; thence turn an angle of 90° 19' to the left and proceed North along the West boundary of the Southwest One-Fourth of the Southeast One-Fourth for a distance of 765.31 feet to the point of beginning. From

Shelby County, AL 07/08/2022  
State of Alabama  
Deed Tax: \$32.50



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this beginning point continue North along the West boundary of said quarter-quarter section for a distance of 198 feet; thence proceed East for a distance of 1,320 feet; thence proceed South for a distance of 198 feet; thence proceed West for a distance of 1,320 feet to the point of beginning.

The above described land is located in the Southwest One-Fourth of the Southeast One-Fourth of Section 25, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 6.0 acres.

Being the same property as described in Deed recorded at Book 276, Page 205, Probate Office of Shelby County, Alabama.

Ada Sanders had two (2) children, Bradford Lovell and Pearlie Mae McKinney. Pearlie Mae McKinney had one (1) child, Willie James McKinney. This deed is intended to convey only the one-half ( $\frac{1}{2}$ ) interest of William James McKinney that was derived as a result of the death of his mother, Pearlie Mae McKinney.

Together with all and singular the rights, tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining.

This conveyance is subject to taxes for the current year and subsequent years, and any easements, restrictions, reservations of record.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys her interest in the aforesaid property to the grantee herein.

**TO HAVE AND TO HOLD**, to the said grantees for and during their joint lives unless severed during the lifetime of the grantees by a conveyance from one grantee to another grantee, and upon the death of any of them, then to the survivors of them, and upon the death of either survivor, then to the remaining survivor of them in fee simple, his or her heirs and assigns forever, together with every contingent remainder and right of reversion.





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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of May, 2022.

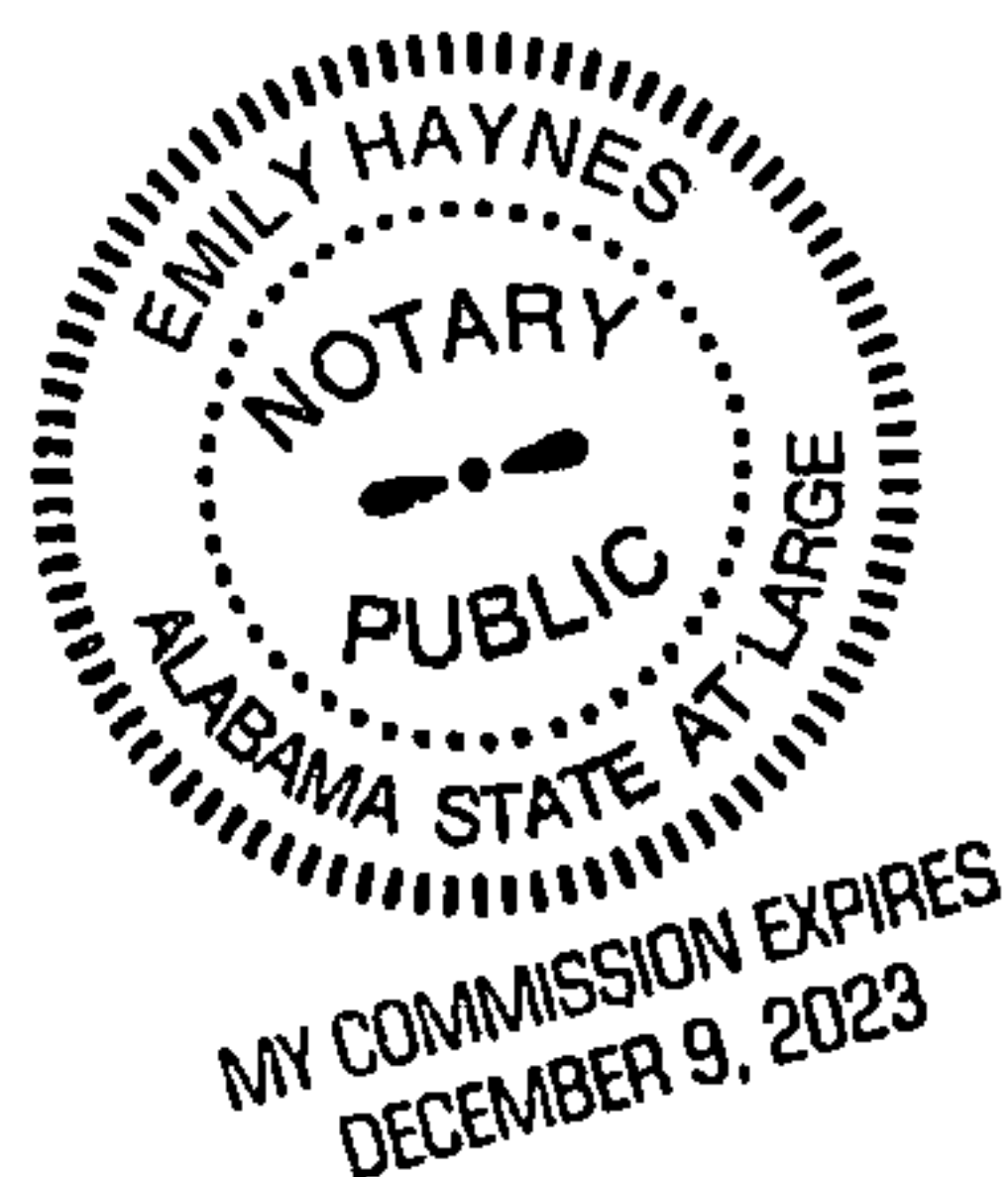
JAMIE JORDAN, as Personal  
Representative of the Estate of Willie  
James McKinney, deceased

STATE OF ALABAMA

CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JAMIE JORDAN, as Personal Representative of the Estate of Willie James McKinney, deceased**, 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, as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 31 day of May, 2022.

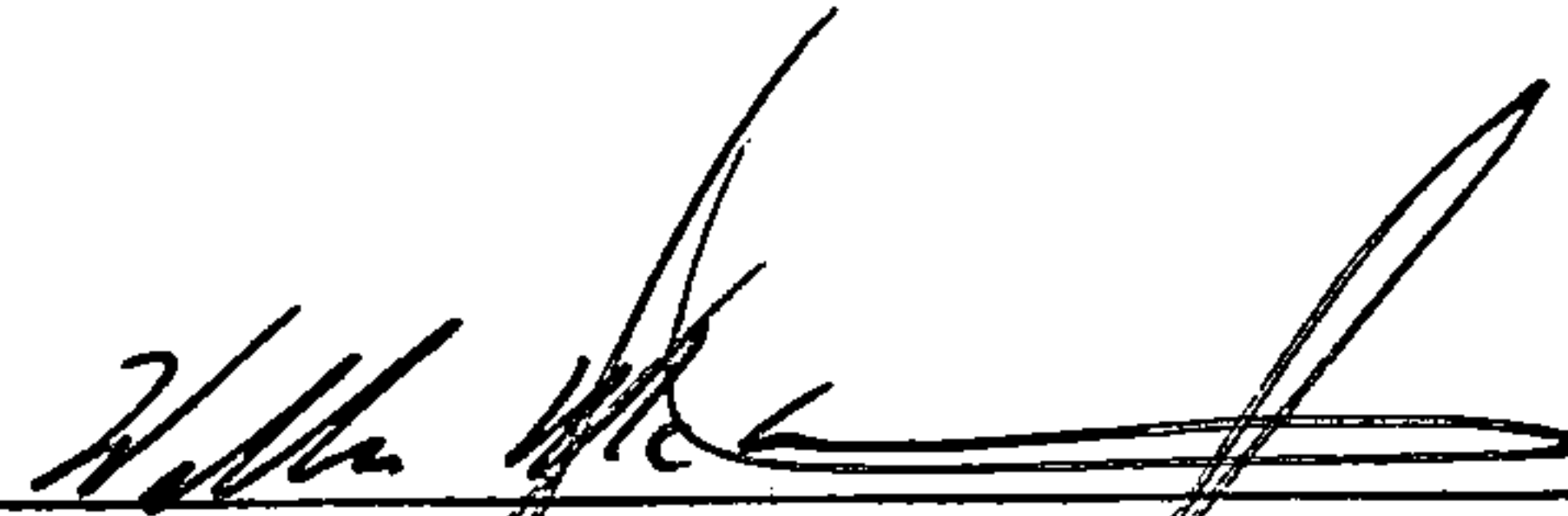
  
NOTARY PUBLIC



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of

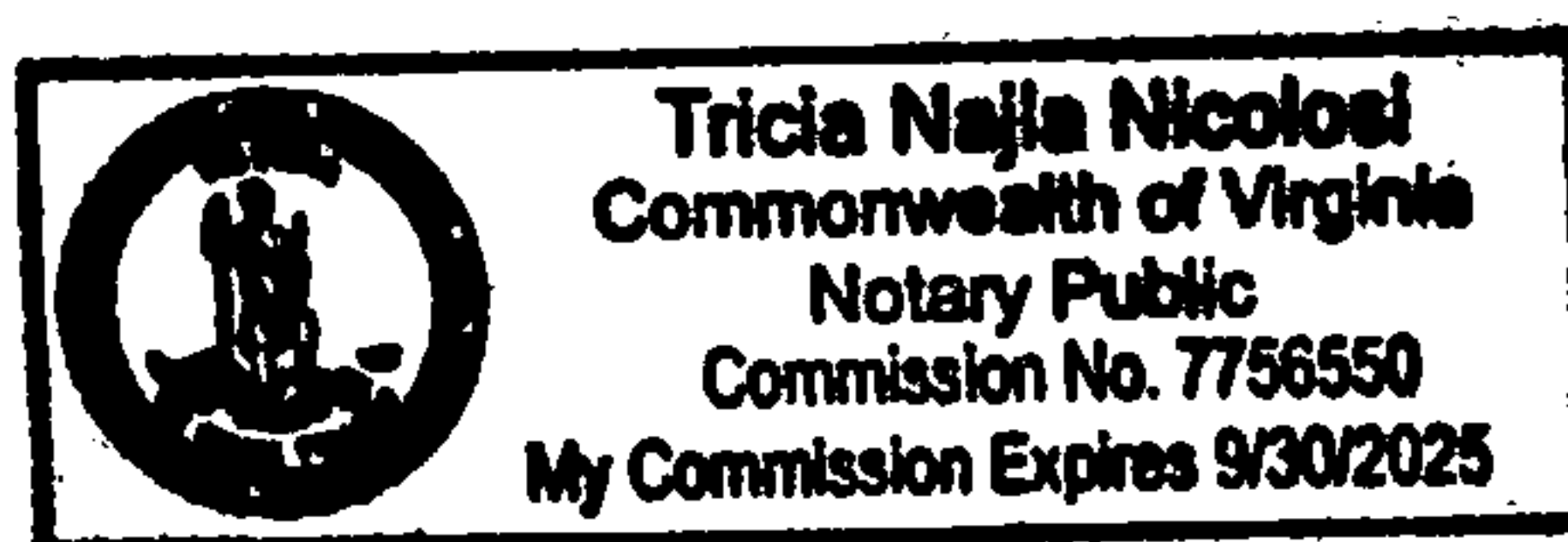
May, 2022.

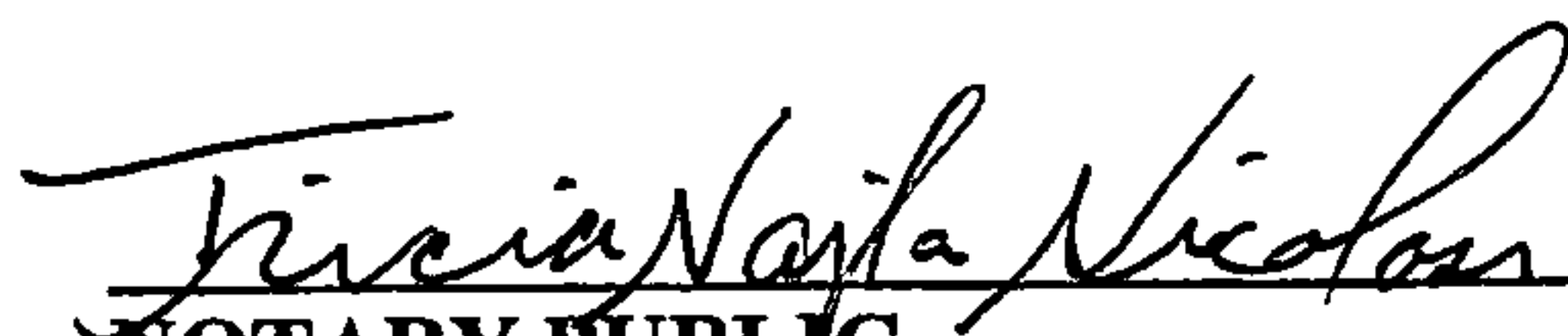
  
WILLIE JAMES McKINNEY, JR.,  
Individually and as an heir at law of the  
Estate of Willie James McKinney, deceased

STATE OF Virginia  
Richmond City COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **WILLIE JAMES McKINNEY, JR., a married man, Individually and as an Heir at Law of the Estate of Willie James McKinney, deceased**, 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 seal this the 22<sup>nd</sup> day of May, 2022.



  
NOTARY PUBLIC

WJM  
5-22-2022



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25<sup>th</sup> day of

May, 2022.

*Camellia Rochelle Jackson*

**CAMELLIA ROCHELLE JACKSON**

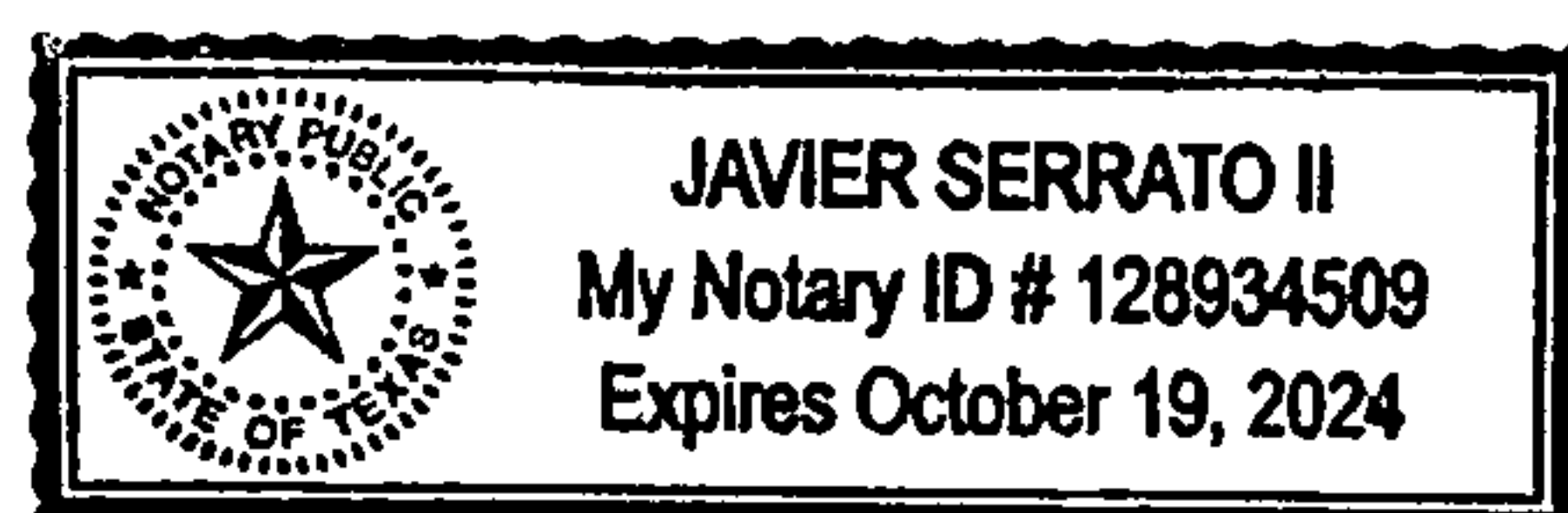
Individually and as an heir at law of the  
Estate of Willie James McKinney, deceased

STATE OF Texas

Harris COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **CAMELLIA ROCHELLE JACKSON, a married woman, Individually and as an Heir at Law of the Estate of Willie James McKinney, deceased**, 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 seal this the 25 day of May, 2022.



*Javier Serrato II*  
**NOTARY PUBLIC**



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31<sup>st</sup> day of

May, 2022.

  
TERRANCE McKINNEY

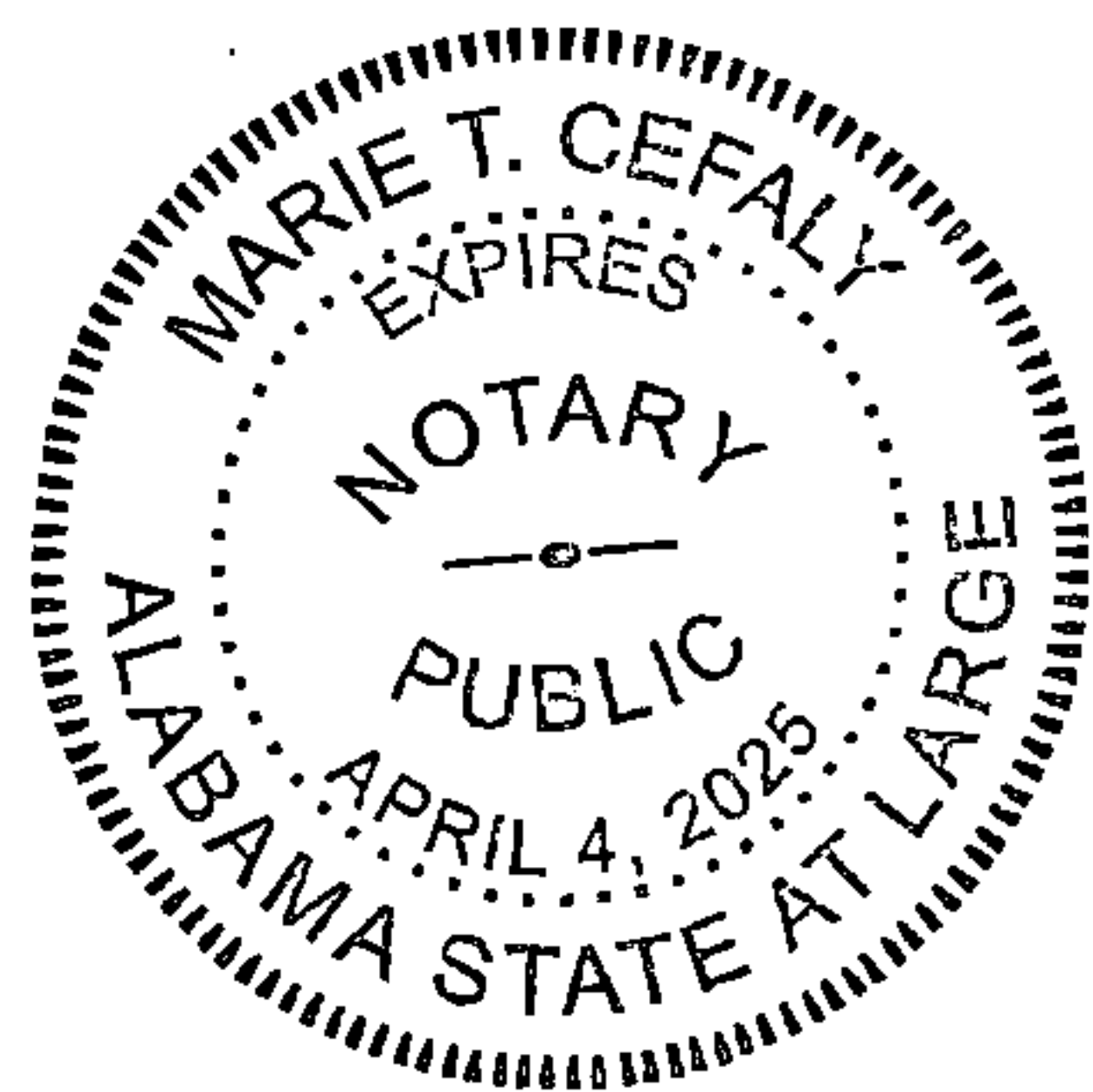
Individually and as an heir at law of the  
Estate of Willie James McKinney, deceased

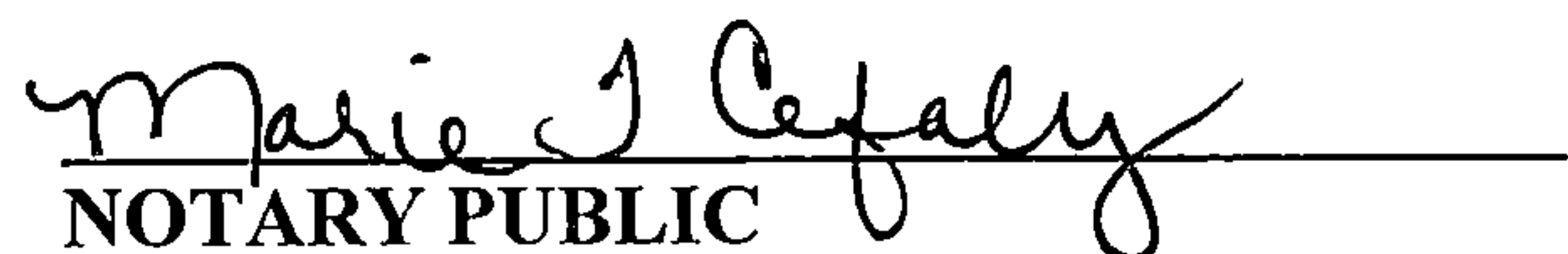
STATE OF ALABAMA

CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **TERRANCE McKINNEY, a single man, Individually and as an Heir at Law of the Estate of Willie James McKinney, deceased**, 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 seal this the 31 day of May, 2022.



  
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May, 2022.

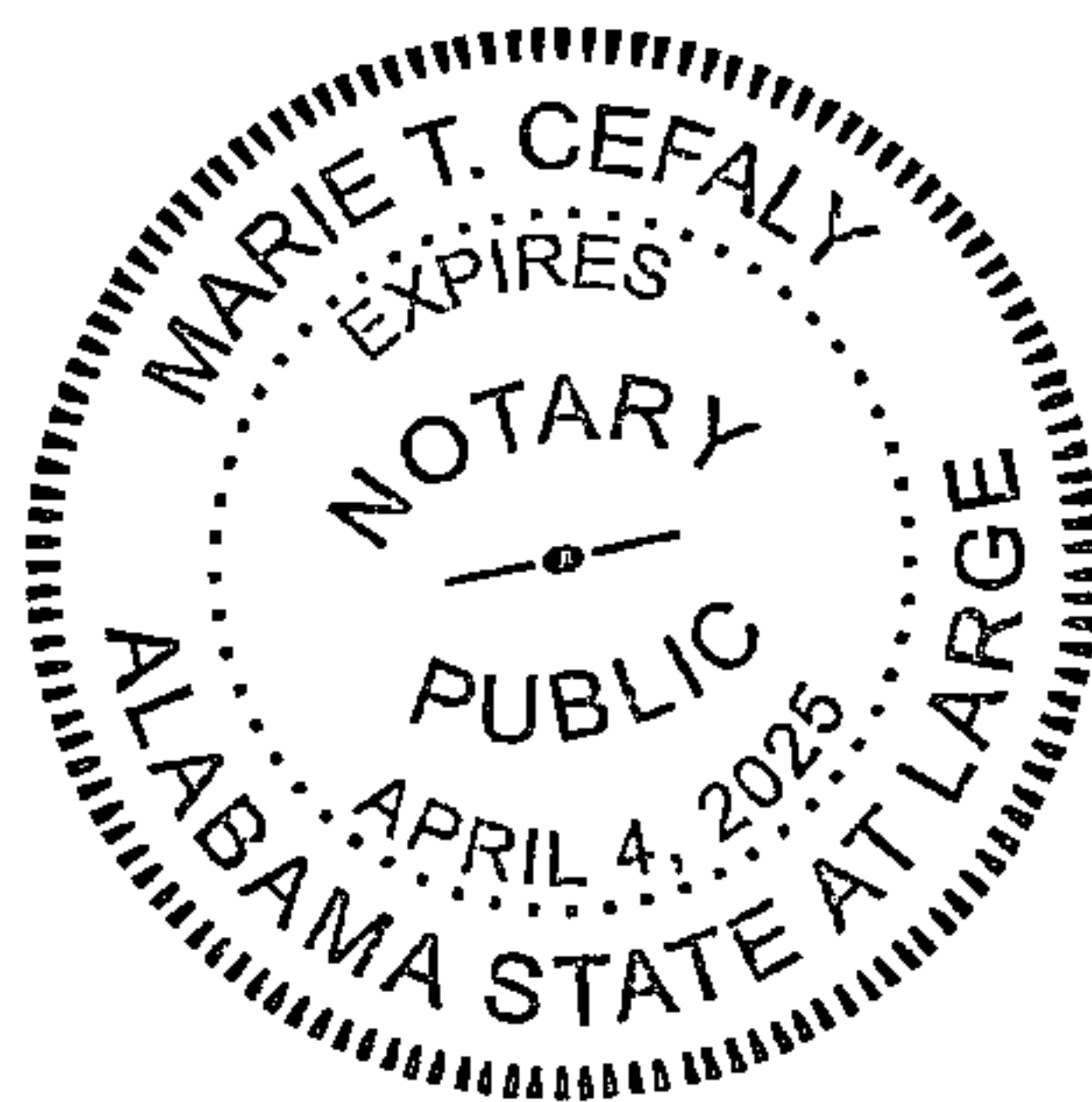
  
DONTRELL McKINNEY  
Individually and as an heir at law of the  
Estate of Willie James McKinney, deceased

STATE OF ALABAMA

CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **DONTRELL McKINNEY, a single man, Individually and as an Heir at Law of the Estate of Willie James McKinney, deceased**, 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 seal this the 31 day of May, 2022.



  
NOTARY PUBLIC



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of

May, 2022.

**CHRISTY NICOLE WALKER**

Individually and as an heir at law of the  
Estate of Willie James McKinney, deceased

STATE OF Florida  
Duval COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **CHRISTY NICOLE WALKER, a married woman, Individually and as an Heir at Law of the Estate of Willie James McKinney, deceased**, 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 seal this the 21 day of May, 2022.

  
**NOTARY PUBLIC**

THIS INSTRUMENT WAS PREPARED BY:  
JAMIE JORDAN, ATTORNEY AT LAW  
THE LAW OFFICES AT TEN OAKS, PC  
POST OFFICE BOX 130  
JACKSONVILLE, AL 36265  
(256) 435-5402







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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 Jamie Jordan, as Personal Representative of the  
Mailing Address Estate of Willie James McKinney, Sr., deceased  
PO Box 130  
Jacksonville, AL 36265

Grantee's Name Willie James McKinney, Jr., Camellia Rochelle Jackson, and  
Mailing Address Christy Nicole Walker  
4011 Pebble Brooke Cir S, Orange Park, Florida 32065

Property Address no street address  
Parcel # 07-7-25-0-000-  
004.000

Date of Sale 5/31/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 32,370.00

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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Assessment Report

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 05/31/2022

Print Jamie Jordan, as Personal Representative of the Estate of Willie James McKinney, Sr., deceased

Sign Jamie Jordan  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1