



20220812000316530 1/3 \$285.50
Shelby Cnty Judge of Probate, AL
08/12/2022 01:02:36 PM FILED/CERT

THIS INSTRUMENT IS PREPARED WITHOUT EVIDENCE OF TITLE CONDITION. THERE IS NO REPRESENTATION AS TO TITLE OR MATTERS THAT MIGHT BE REVEALED BY SURVEY, INSPECTION, OR EXAMINATION OF TITLE BY THE PREPARER OF THIS INSTRUMENT.

Send tax notice to:
William Arnold Jones, Jr.
5520 South Shades Crest
Bessemer, Alabama 35022

This instrument prepared by:
William Arnold Jones, Jr.
5520 South Shades Crest
Bessemer, Alabama 35022

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars, and other good and valuable consideration, (\$1,000), in hand paid to the undersigned, William Arnold Jones and Louise C. Jones, a married couple (hereinafter referred to as "Grantors"), by William Arnold Jones, Jr., an unmarried man, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell and convey unto William Arnold Jones, Jr., Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2 - Sunnybrook - more particularly described: begin at the northeast corner of the North-East quarter of the North-West quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a westerly direction along the north boundary of said quarter-quarter section 50.04 feet; thence turn 92 degrees and 16 minutes to the left in a southerly direction 300.00 feet to the point of beginning; thence continue in a southerly direction along a straight line projection of the last mentioned course 234.91 feet; thence turn 90 degrees and 00 minutes to the right in a westerly direction 235.00 feet; thence turn 90 degrees and 03 minutes to the right in a northerly direction 244.20 feet; thence turn 92 degrees and 13 minutes to the right in an easterly direction 235.00 feet to the point of beginning.

TO HAVE AND TO HOLD to the said Grantee for and during his life, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

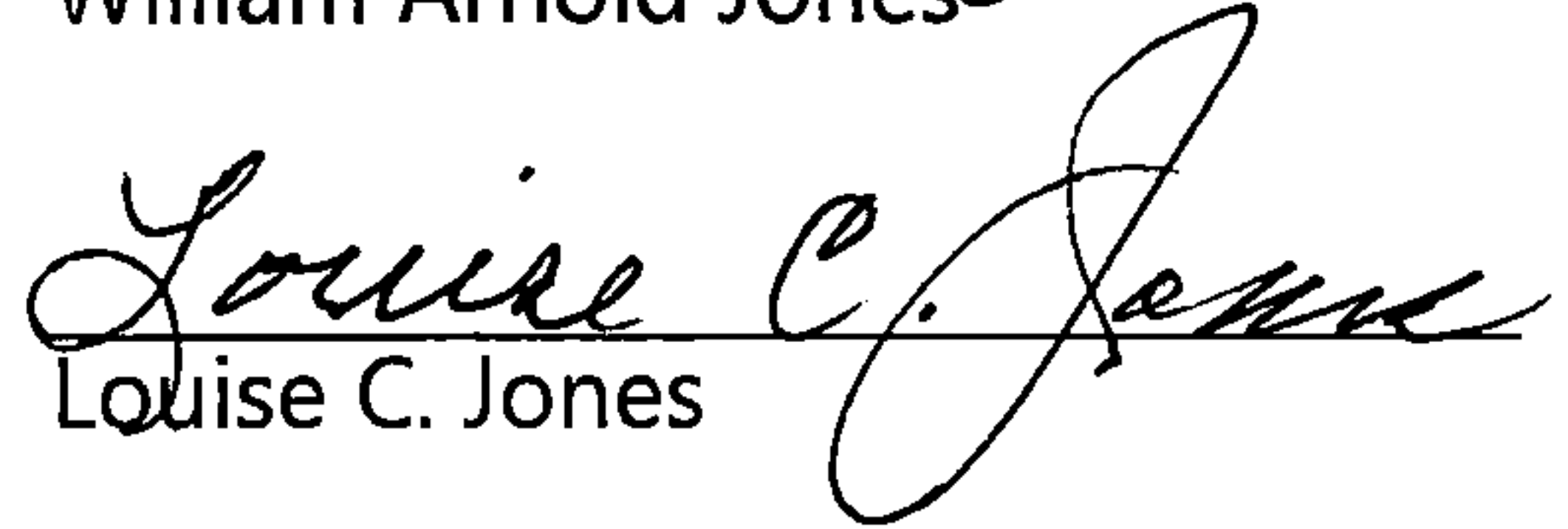
Shelby County, AL 08/12/2022
State of Alabama
Deed Tax: \$257.50



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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of August 2022.


William Arnold Jones

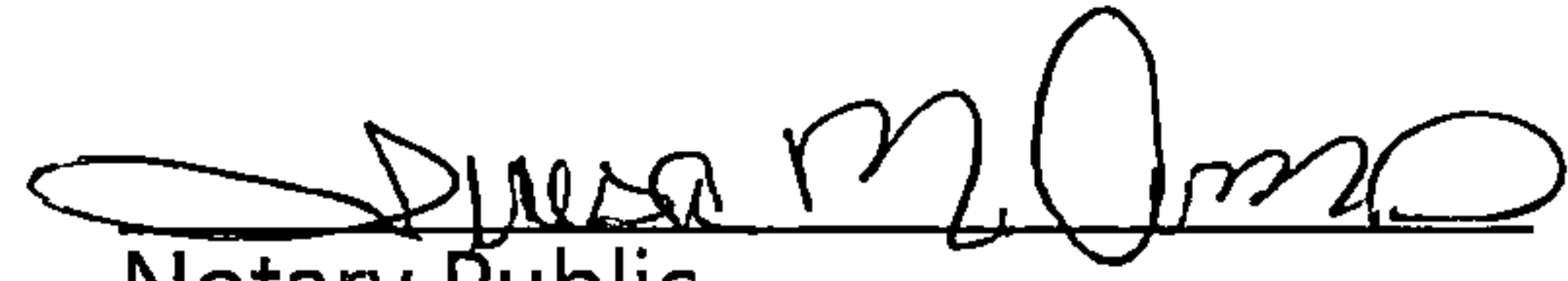

Louise C. Jones

STATE OF ALABAMA)

COUNTY OF SHELBY)

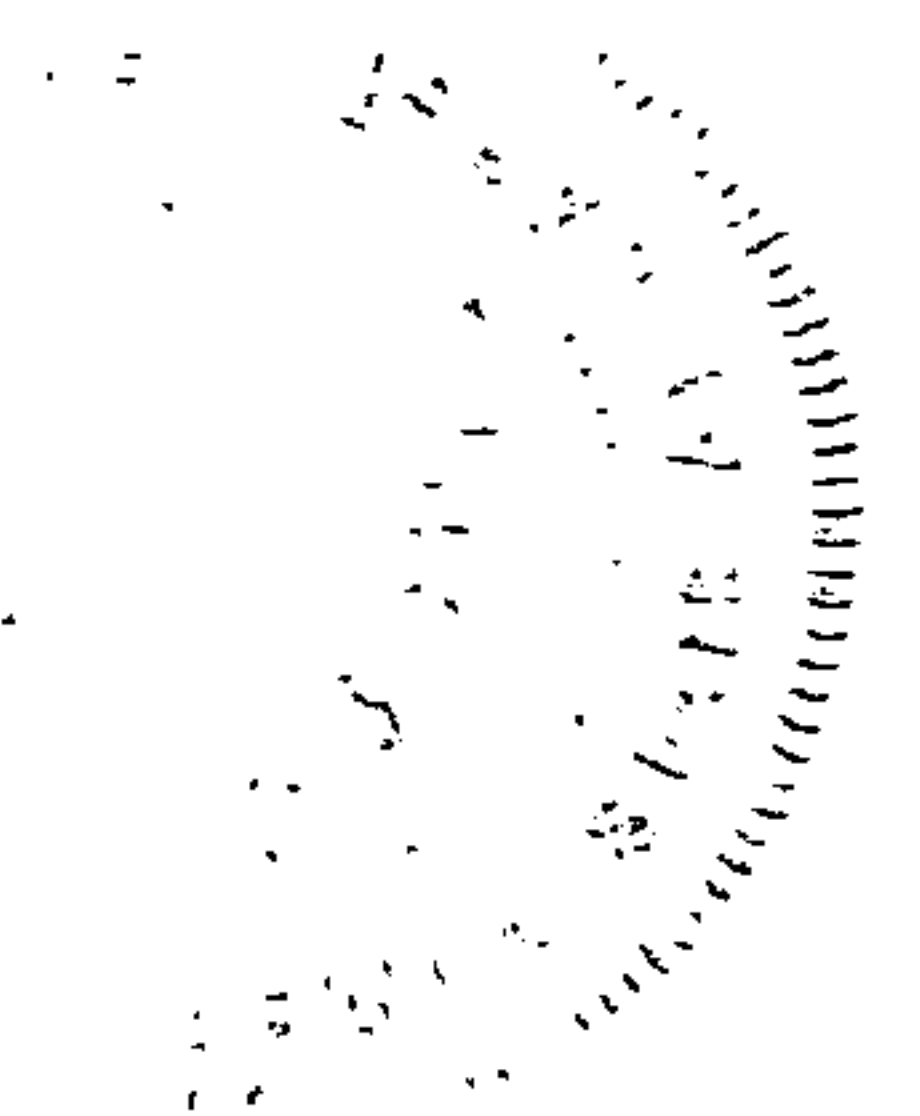
I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that William Arnold Jones and wife, Louise C. Jones, whose names are signed to this deed, who are known to be acknowledged before me on this day, that being informed of the contents to the deed, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 10th day of August 2022.


Notary Public

My Commission Expires:

11-13-2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

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Grantor's Name W. Arnold Jones, Sr.
Mailing Address Louise C. Jones
1913 Lakeland Trail
Helena, AL 35080

Grantee's Name W. Arnold Jones, Jr.
Mailing Address 1913 Lakeland Trail
Helena, AL 35080

Property Address 1913 Lakeland Trail
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$257,100

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 Assessor

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 8/11/22

Print W. Arnold Jones, Jr.

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1