

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-22-28551

Send Tax Notice To: Hannah Tutor
Sherry Tutor

947 Hwy 71
Shelby, AL 35143

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Jones, a single man, Ronnysha Harkness, a single woman, Brooklyn Brechin, a married woman, Joshua D. Jones, a married man and Tamar Jones, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hannah Tutor and Sherry Tutor**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

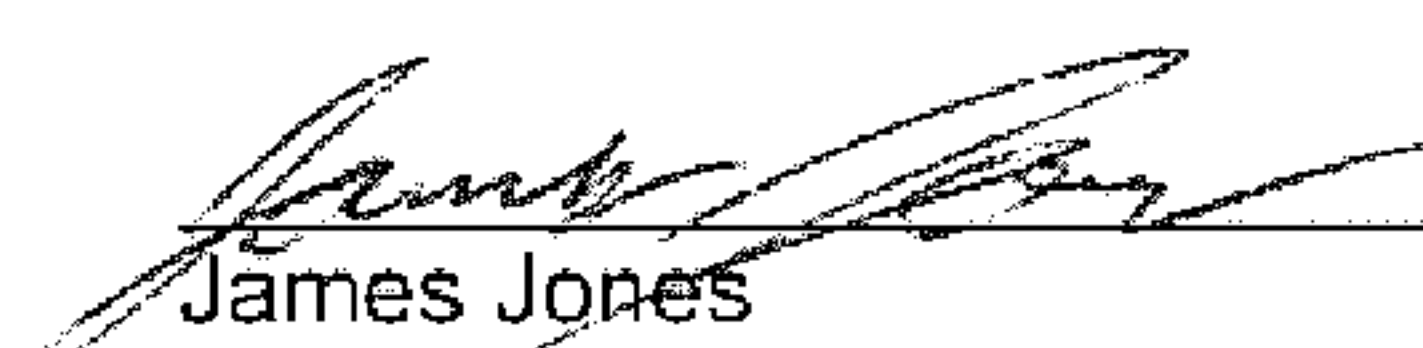
Tamar Jones is terminating her life estate held in Inst No. 20191031000403710, Probate Office, Shelby County, Alabama.

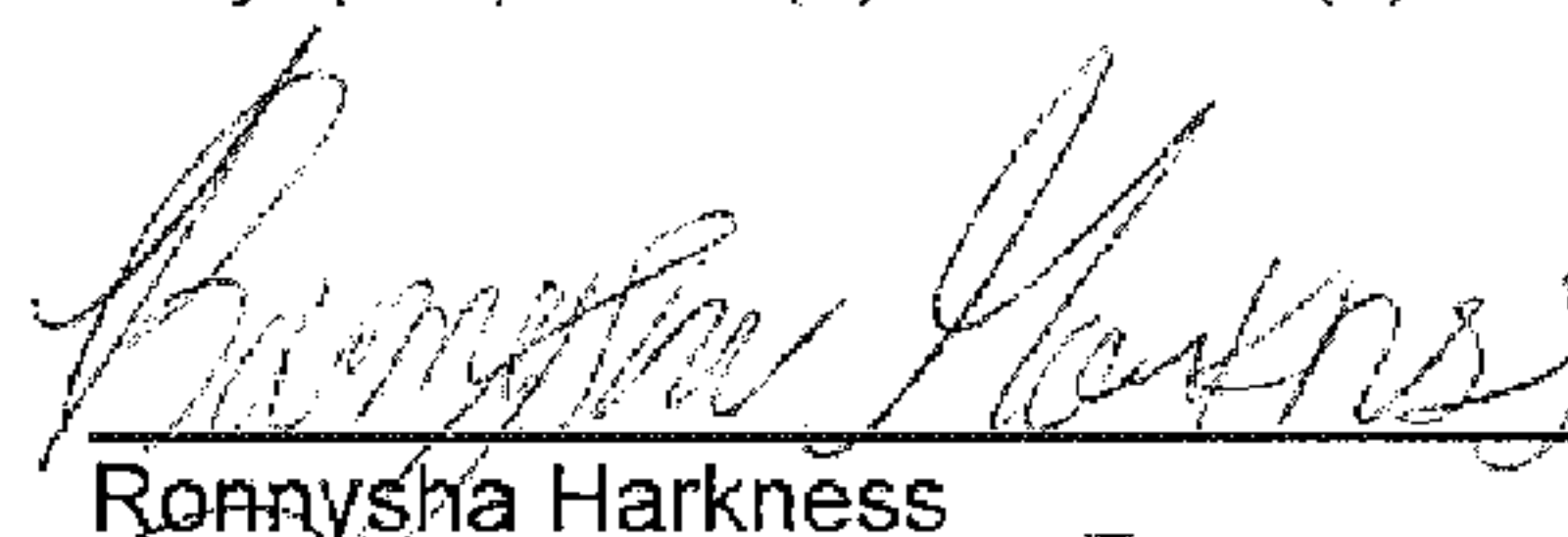
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

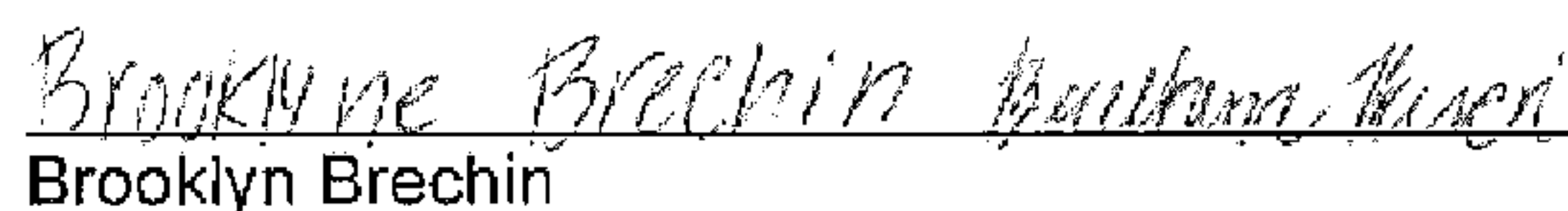
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

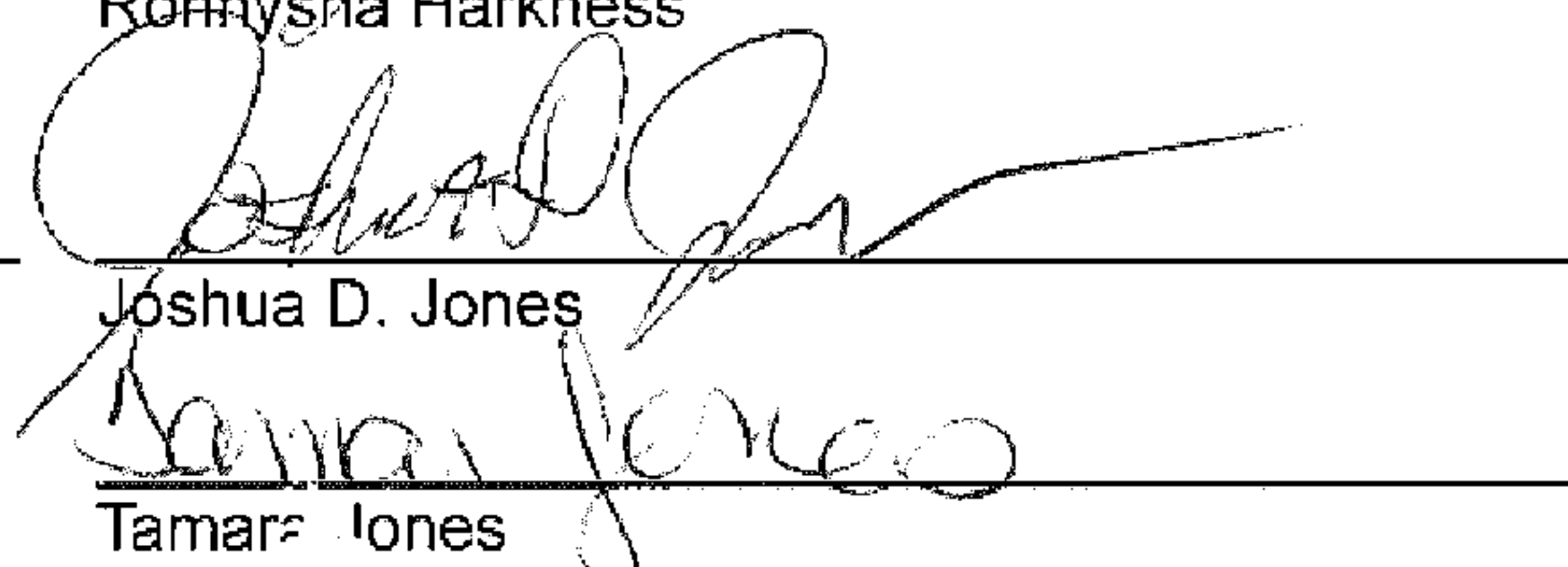
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

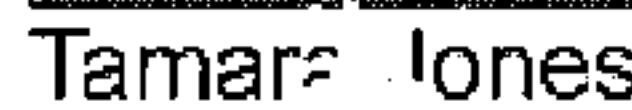
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of August, 2022.


James Jones


Ronnysha Harkness


Brooklyn Brechin


Joshua D. Jones

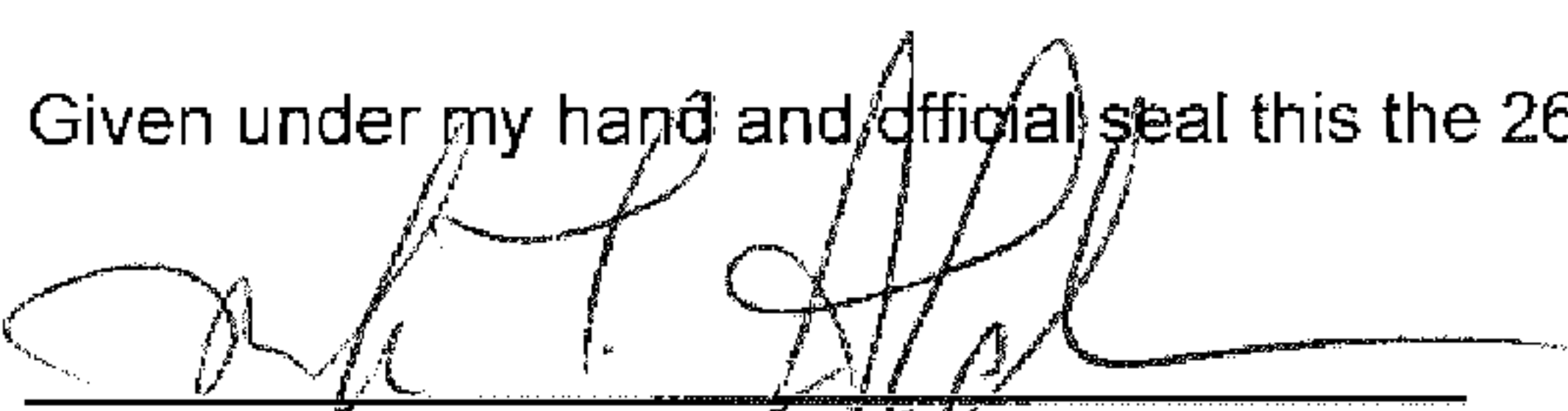

Tamar Jones

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James Jones, Ronnysha Harkness, Brooklyn Brechin, Joshua D. Jones, and Tamar Jones, whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama

My Commission Expires: 9-1-24

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 Section a distance of 1318.97 feet; thence turn an angle of 88 degrees 58 minutes to the right and run East a distance of 235.00 feet to the point of beginning; thence continue in the same direction a distance of 427.00 feet; thence turn an angle of 88 degrees 58 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 88 degrees 58 minutes to the right and run a distance of 435.21 feet; thence turn an angle of 93 degrees, 06 minutes to the right and run a distance of 225.67 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East; Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2022 01:55:54 PM
 \$56.00 MISTI
 20220826000334880

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	James Jones Ronnysha Harkness Brooklyn Brechin Joshua D. Jones	Grantee's Name	Hannah Tutor Sherry Tutor
Mailing Address	<u>21037 Highway 165</u> <u>Dumas AR 71624</u>	Mailing Address	<u>947 Hwy 71</u> <u>Shelby, AL 35143</u>
Property Address	<u>945 Highway 71</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 26, 2022</u>
		Total Purchase Price	<u>\$25,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 of 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 August 17, 2022

Print James Jones

 Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1