

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Sarah Willis
Danny Willis
2315 Kristen Circle
Pelham, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty-Nine Thousand One Hundred and no/100 Dollars (\$329,100.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Rodney Neal Jordan and Donna Jordan, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Sarah Willis and Danny Willis** hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Part of the NW 1/4 of NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

From the Northeast corner of said 1/4-1/4 section, run in a Westerly direction along the North line of said 1/4 1/4 section for a distance of 173.3 feet; thence turn an angle to the left of 64 degrees 15' and run in a Southwesterly direction for a distance of 210.5 feet; thence turn an angle to the right of 8 degrees 26' and run in a Southwesterly direction for a distance of 513.58 feet; thence turn an angle to the left of 1 degree 52' and run in a Southwesterly direction for a distance of 194.68 feet to the point of beginning; thence turn an angle to the left of 90 degrees 07' and run in a Southeasterly direction for a distance of 212.08 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 161.26 feet; thence turn an angle to the right of 67 degrees 12.75' and run in a Northwesterly direction for a distance of 237.68 feet; thence turn an angle to the right of 123 degrees 55.92' and run in a Northeasterly direction for a distance of 34.13 feet; thence turn an angle to the left of 110 01.67' and run in a Northeasterly direction for a distance of 219.83 feet to the point of beginning.

Less and except: A five (5) foot easement is reserved along the Southeastern side of property (along Kristen Circle) for right of way purposes.

\$312,645.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

The effective date of this deed is: _____

9/1/2022

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 31 day of August, 2022.

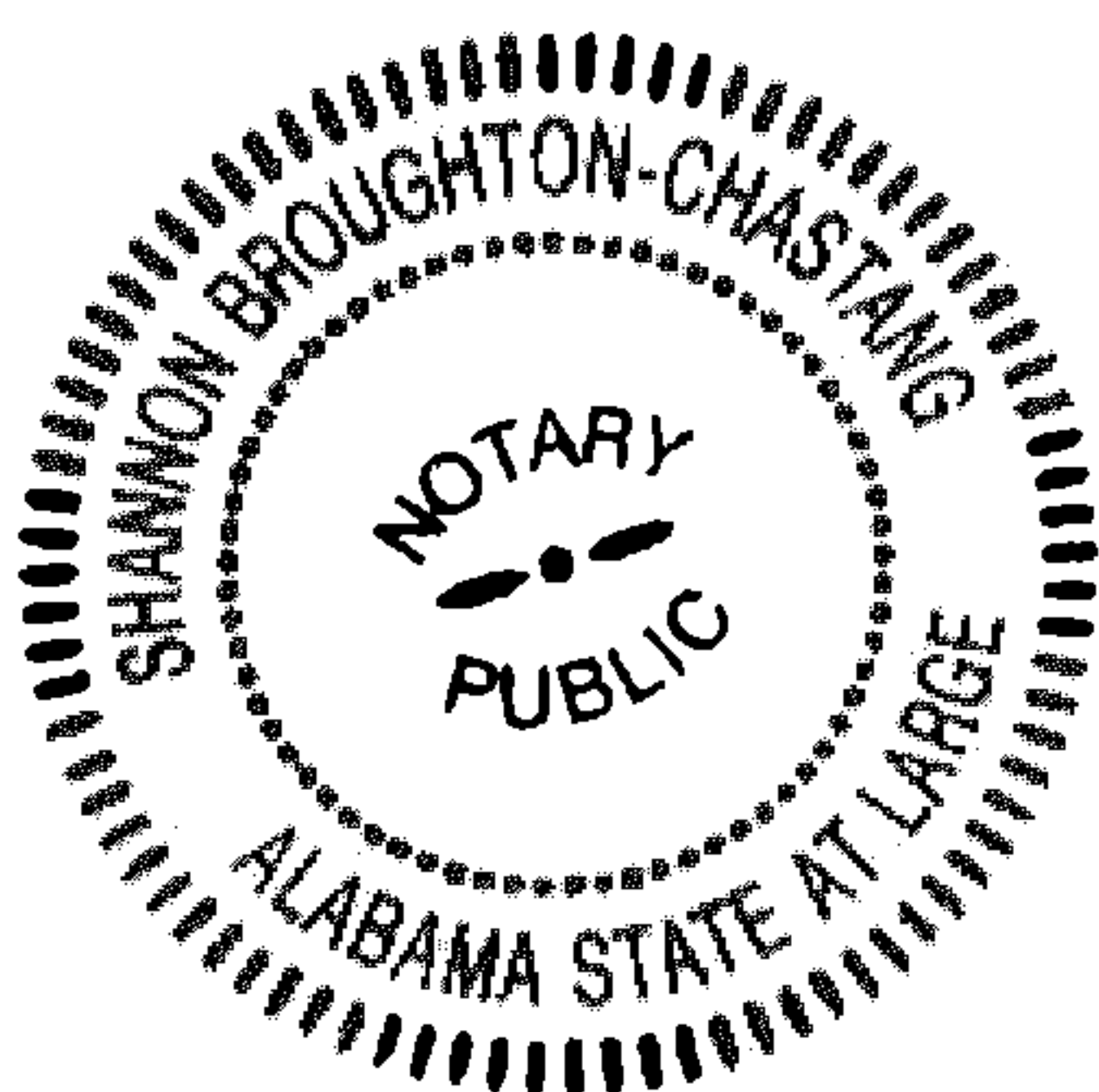

Rodney Neal Jordan

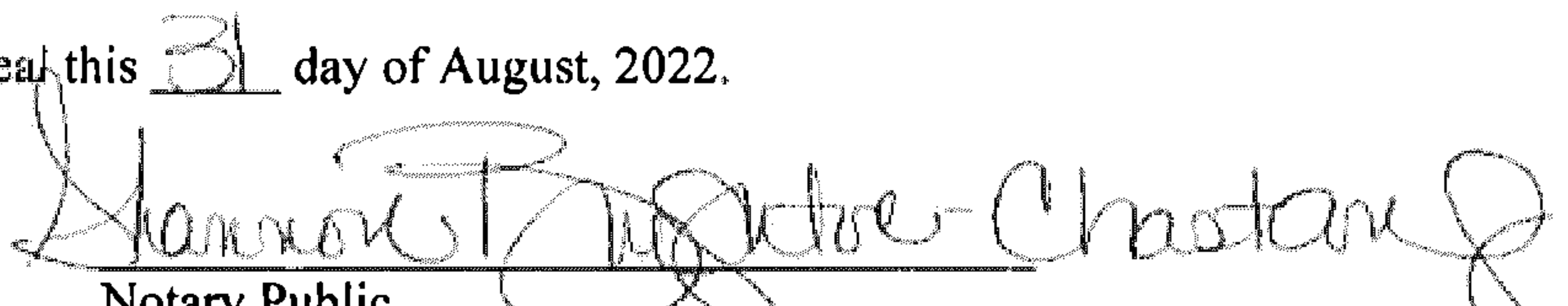
Donna Jordan

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rodney Neal Jordan and Donna Jordan** 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 and as their act on the day the same bears date.

Given under my hand and official seal this 31 day of August, 2022.




Notary Public
My commission expires: 9/13/2023

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

Grantor's Name	Rodney Neal Jordan Donna Jordan	Grantee's Name	Danny Willis Sarah Willis
Mailing Address	<u>P.O. Box 112</u> <u>SATSUMA, AL 36572</u>	Mailing Address	<u>2315 Kristen Cir.</u> <u>Pelham, AL 35124</u>
Property Address	<u>2315 Kristen Cir.</u> <u>Pelham, AL 35124</u>	Date of Sale	
		Total Purchase Price	<u>\$329,100.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 8-31-22

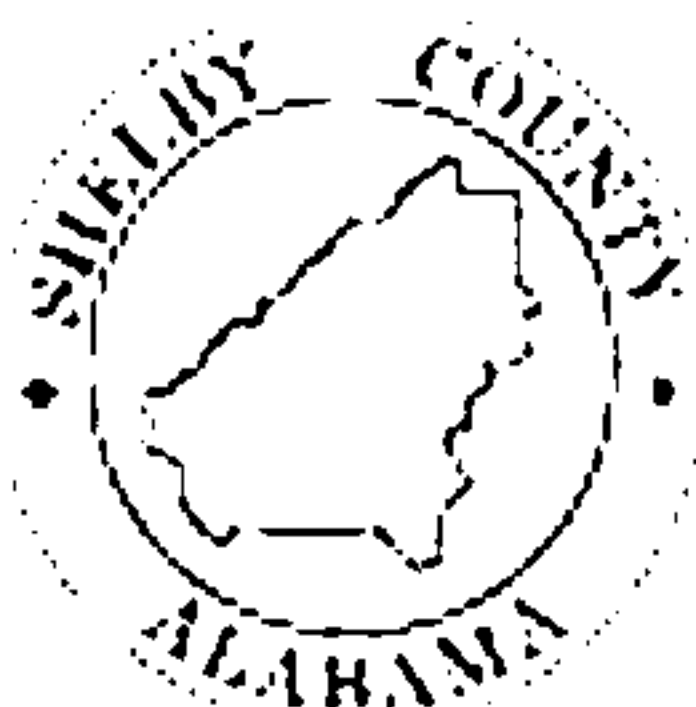
Print Rodney Neal Jordan

Unattested

Sign [Signature]

(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
09/02/2022 08:26:49 AM
\$44.50 JOANN
20220902000343730

Form RT-1

Allen S. Bayl