

**THIS INSTRUMENT PREPARED BY:**

**James J. Odom, Jr.**  
**P.O. Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**

**Shone and Sonia Jones**  
**121 Scarlet Oak Drive**  
**Alabaster, AL 35007**

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY    )**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of One Hundred Fifty Thousand, Four Hundred and No/100 Dollars (\$150,400.00) to the undersigned grantor, Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case Number PR-2019-000726, in hand paid by Shone Jones and Sonia Jones, the receipt whereof is hereby acknowledged, the said Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case Number PR-2019-000726 (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Shone Jones and Sonia Jones (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**PARCEL A**

Commence at the NE corner of the SE ¼ of the NW ¼ of section 25, township 20 South, Range 3 West; thence S 6 DEG-5'-0" E, along the east line of said ¼- ¼ section A distance of 150.00' to the point of beginning; thence continue along last described course and along said ¼ - ¼ line A distance of 80.00'; thence, leaving said ¼- ¼ line S 82 DEG-59'-31" W a distance of 881.89'; thence N 3 DEG -53'-02" E a distance of 123.83'; thence N 85 DEG-45'-46" E a distance of 860.78' to the point of beginning of said parcel of land.

**PARCEL B**

Commence at the NE corner of the SE ¼ of the NW ¼ of section 25, township 20 south, range 3 west; thence S 6 DEG -5'-0" E, along the east line of said ¼- ¼ section a distance of 230.00'; thence, leaving said ¼- ¼ line S 82 DEG-59'-31" W a distance of 881.89' to the point of beginning; thence continue along last described course a distance of 209.90'; thence N 82 DEG-48'-16" W a distance of 15.95'; thence N 10 DEG -27'-49" E a distance of 133.96'; thence N 85 DEG-45'-46" E a distance of 208.79'; thence S 3 DEG-53'-2" W a distance of 123.83' to the point of beginning of said parcel of land.

**SUBJECT TO:** (1) Current ad valorem taxes; (2) All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records; (3) Title to mineral and mining rights and privileges belonging thereto; (4) Encroachment of North side of Parcel B as shown on the survey of Robert Darmer, dated August 16,



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 Shelby Cnty Judge of Probate, AL  
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2000.

\$150,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


**TO HAVE AND TO HOLD** to the said Grantees as joint tenants, with right 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.

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed on this the 22 day of December, 2022.

**WITNESS:**

\_\_\_\_\_


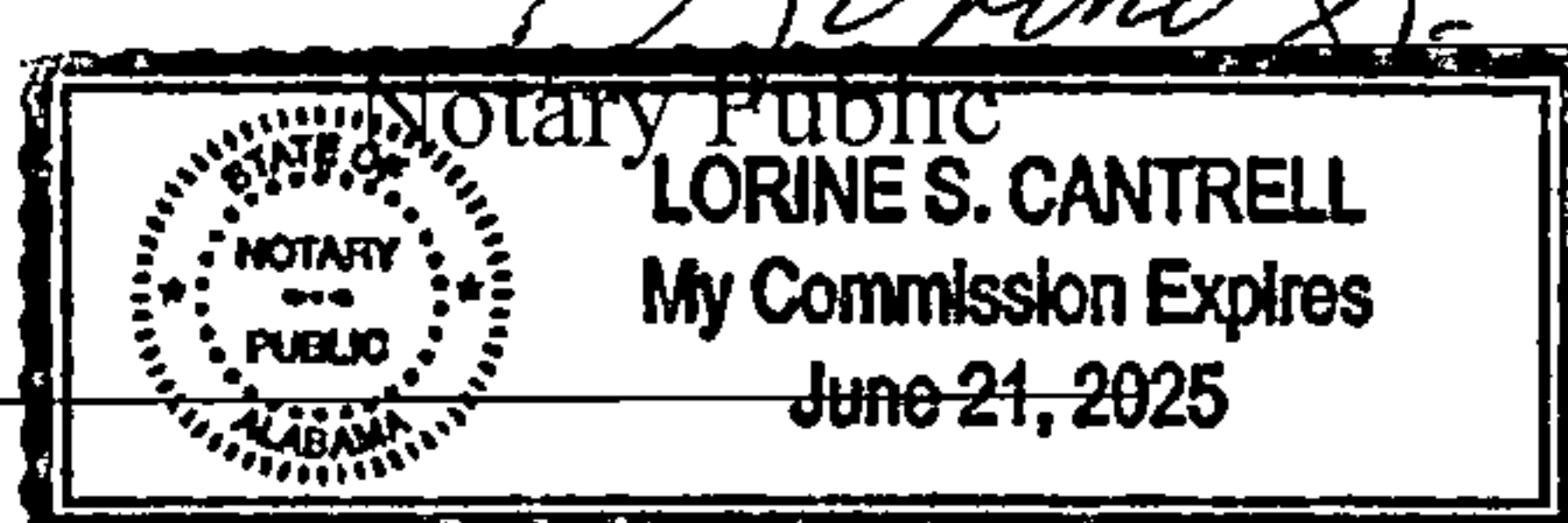
  
 Michael L. Wood, as Personal Representative  
 of the Estate of Roy L. Martin, Shelby County  
 Probate Case Number PR-2019-000726

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY    )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case Number PR-2019-000726, 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22 day of December, 2022.

My Commission Expires: \_\_\_\_\_





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Shelby Cnty Judge of Probate, AL  
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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:  
Estate of Roy L. Martin  
Mailing Address:  
2205 Highway 35  
Pelham, AL 35124

Grantee's Name:  
Shone & Sonia Jones  
Mailing Address:  
121 Scarlet Oak Drive  
Alabaster, AL 35007

Property Address:  
3046 McDaniel Street  
Alabaster, AL 35007

Date of Sale: December 22, 2022  
Total Purchase Price or Actual Value or  
Assessor's Market Value: \$150,400.00

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 \_\_\_\_\_  
Contract \_\_\_\_\_  
Other \_\_\_\_\_

Appraisal \_\_\_\_\_  
Closing Statement X

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 applicable.

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.

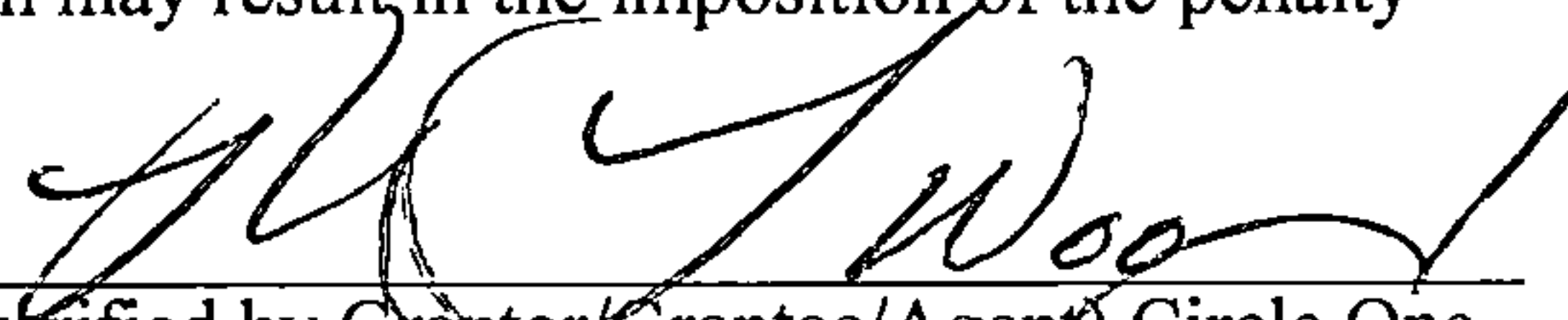
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provide 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 Section 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 Section 40-22-1 (h).

Date: December 22, 2022

Form RT-1

  
(verified by Grantor/Grantee/Agent) Circle One  
**Michael L. Wood, as Personal Representative**  
**of the Estate of Roy L. Martin**