


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jason Allen Jones


2023012500020400 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
01/25/2023 10:35:12 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THOUSAND SIX HUNDRED FORTY DOLLARS AND ZERO CENTS (\$60,640.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Renay J. Jones, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Jason Allen Jones (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023
2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the Grantor herein or spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of January, 2023.

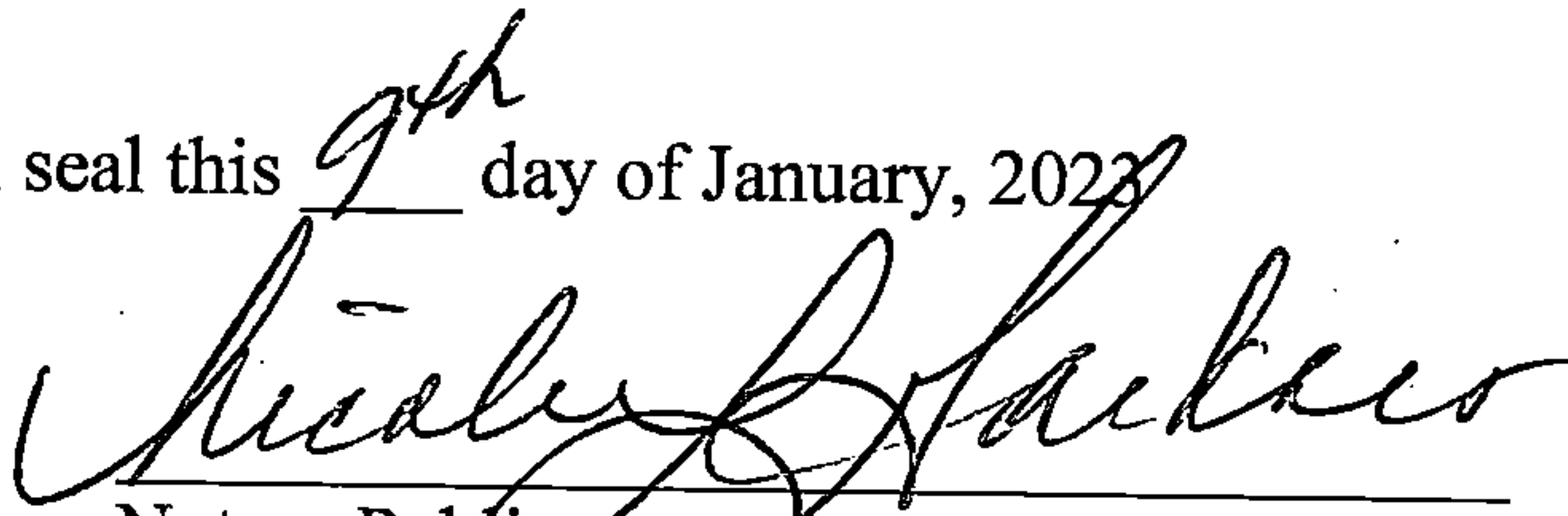


Renay J. Jones

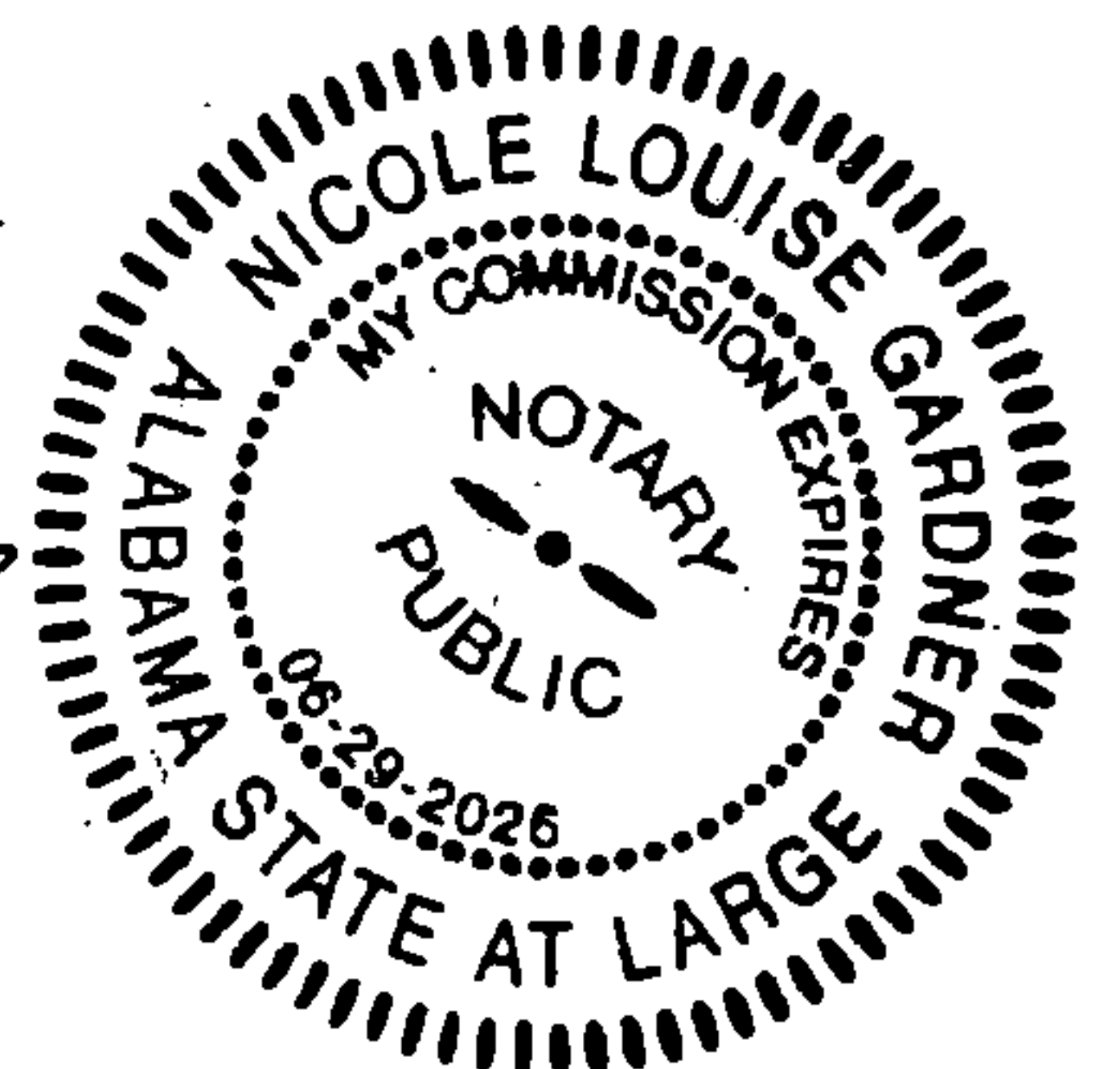
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Renay J. Jones**, 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 official seal this 9th day of January, 2023

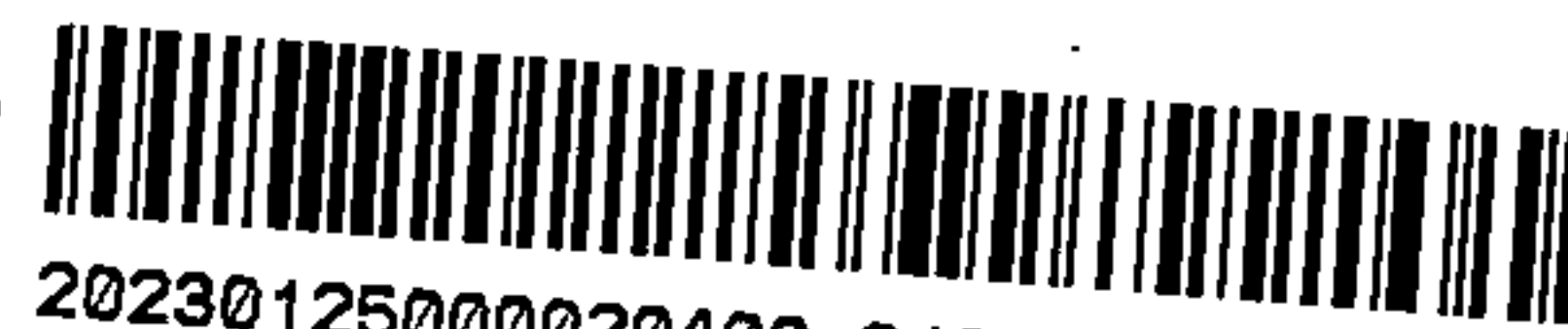


Notary Public
My Commission Expires 6-29-26



Shelby County, AL 01/25/2023
State of Alabama
Deed Tax: \$61.00

EXHIBIT A
Legal Description



20230125000020400 2/3 \$89.00
Shelby Cnty Judge of Probate, AL
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The $W\frac{1}{2}$ or the West one acre of that certain two acre parcel of land which was conveyed to Earl Edward Joiner and wife, Geraldine Joiner by deed recorded in Deed Book 266, page 389 in the Probate Records of Shelby County, Alabama, said property herein conveyed being otherwise described as the West one-half of the following described parcel of real estate:

A square of land containing two acres situated in the Northeast corner of the $W\frac{1}{2}$ of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 15, Township 20, Range 1 West, the North and East lines of said two acre square parcel being the same as the North and east lines of the $W\frac{1}{2}$ of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of said Section 15; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Renny J. Jones
Mailing Address 712 Hwy 333
Columbiana AL
35051

Grantee's Name Jason Allen Jones
Mailing Address 505 Hwy 333
Columbiana AL
35051

Property Address 505 Hwy 333
Columbiana AL
35051

Date of Sale 1-9-23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 60,640



20230125000020400 3/3 \$89.00
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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 Value

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 1-9-23

Print Renny Jones

Unattested _____

Sign Renny Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one