


This instrument prepared by:
Wendell W. Major, Esquire
Attorney-at-Law
The Major Law Group, LLC
Post Office Box 303
Fairfield, Alabama 35064

SEND TAX NOTICE TO:
Luther Scott Ray & Erica Hudson
1000 1st Street
Alabaster, Alabama 35007


20230213000038480 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/13/2023 02:39:27 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (\$100.00) One hundred DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, The Estate of Donald Lee Jones, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **LUTHER SCOTT RAY and ERICA HUDSON**, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County.

Property description furnished by Grantee; title NOT checked by preparer.

To wit:

Lot 12 block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 40-foot building line, 10-foot easement on rear as shown by recorded map.
3. Right of way to Pelham, Sewer Fund recorded in Volume 298, Page 677 in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 13, Page 323, and Misc. Volume 15 Page 501, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 108, Page 379, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 298 Page 597, in said Probate Office.
7. Right of way to Alabama Power Company and Southern Bell Telephone & Telegram Company recorded in Volume 302, Page 83, in said Probate Office.

TO HAVE AND TO HOLD Unto 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.

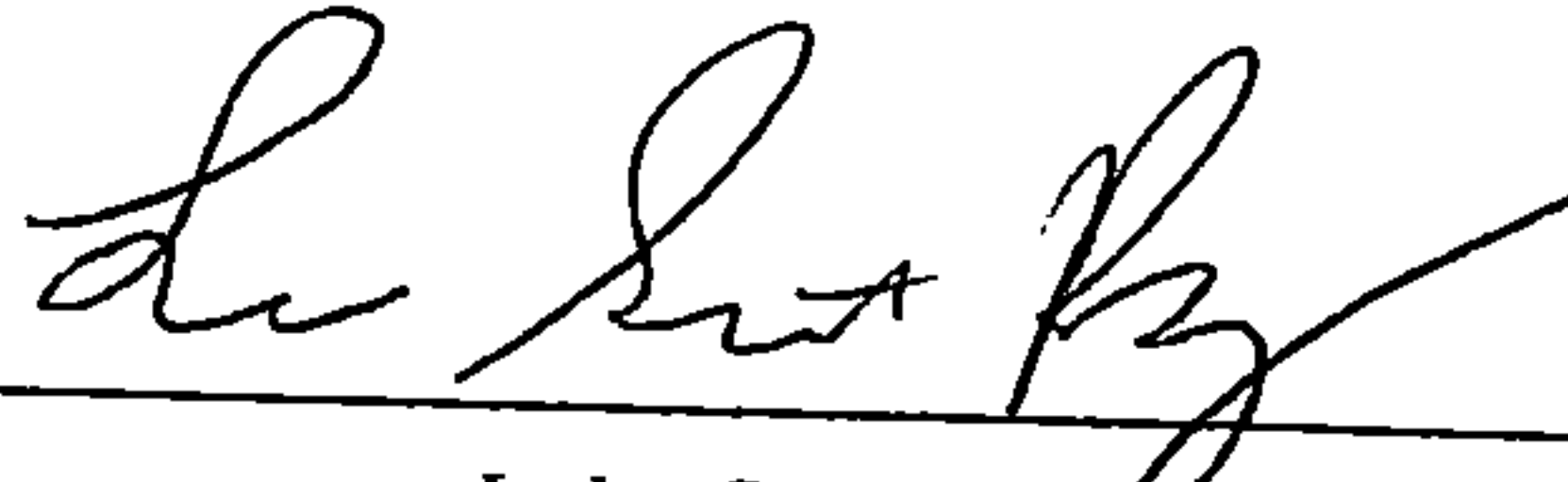
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 persons.

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Alabaster, Alabama 35007

IN WITNESS HEREOF,

hand(s) and seal(s), this



Luther Scott Ray for The Estate of Donald Lee Jones

have hereunto set my

13th

day of

February

2023.

STATE OF ALABAMA)

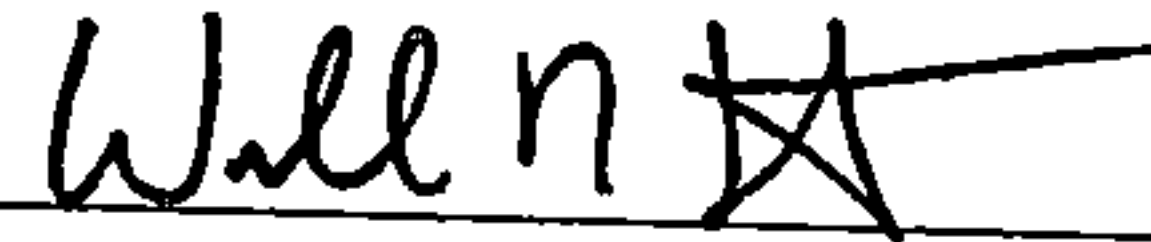
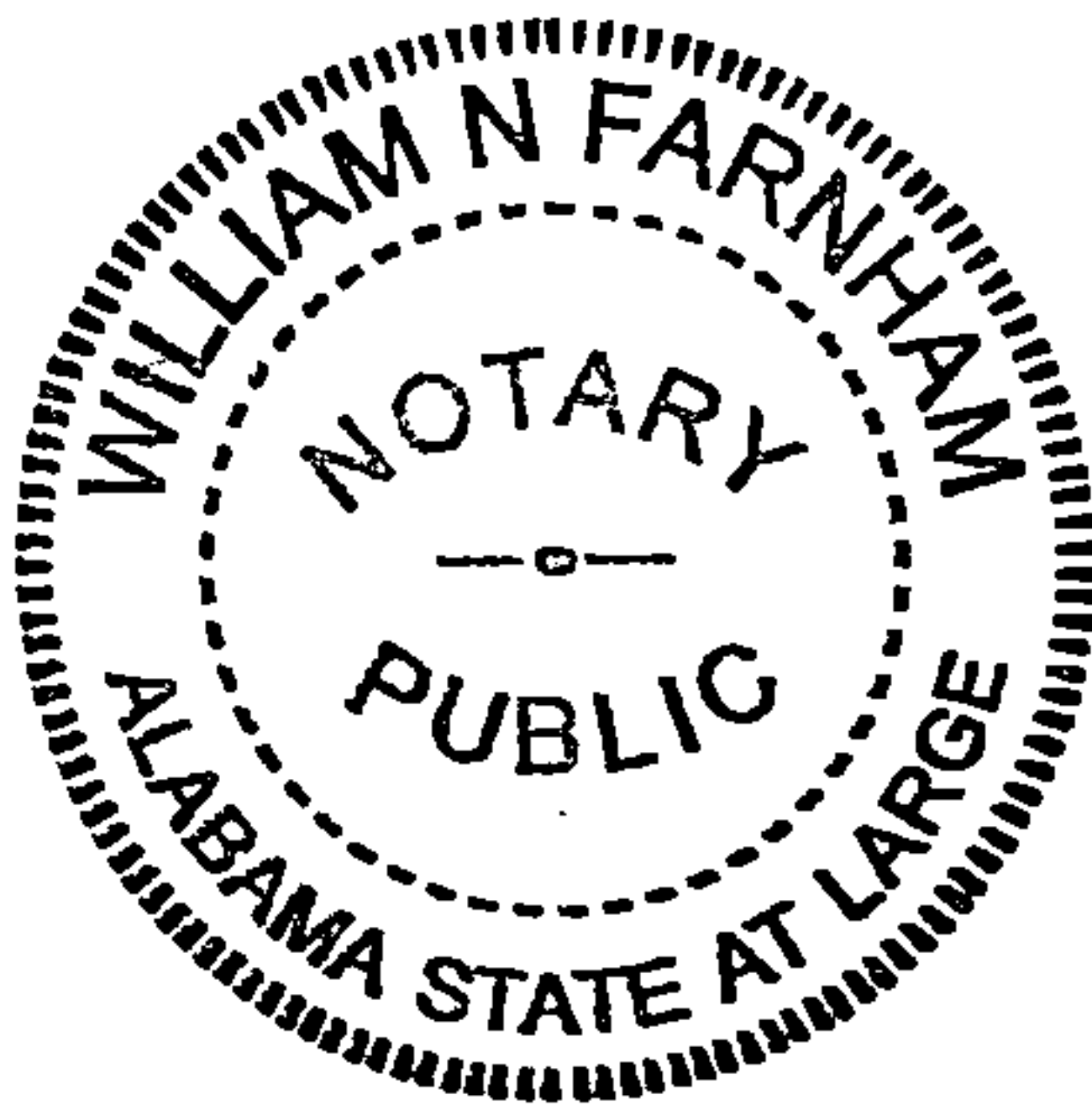
COUNTY OF SHELBY)



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I, WENDELL WARREN MAJOR, the undersigned authority, a Notary Public, in and for said State of Alabama, hereby certify that, Luther Scott Ray Administrator for the Estate of Donald Lee Jones, whose name(s) 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, they executed the same voluntarily on the day the same bears date.

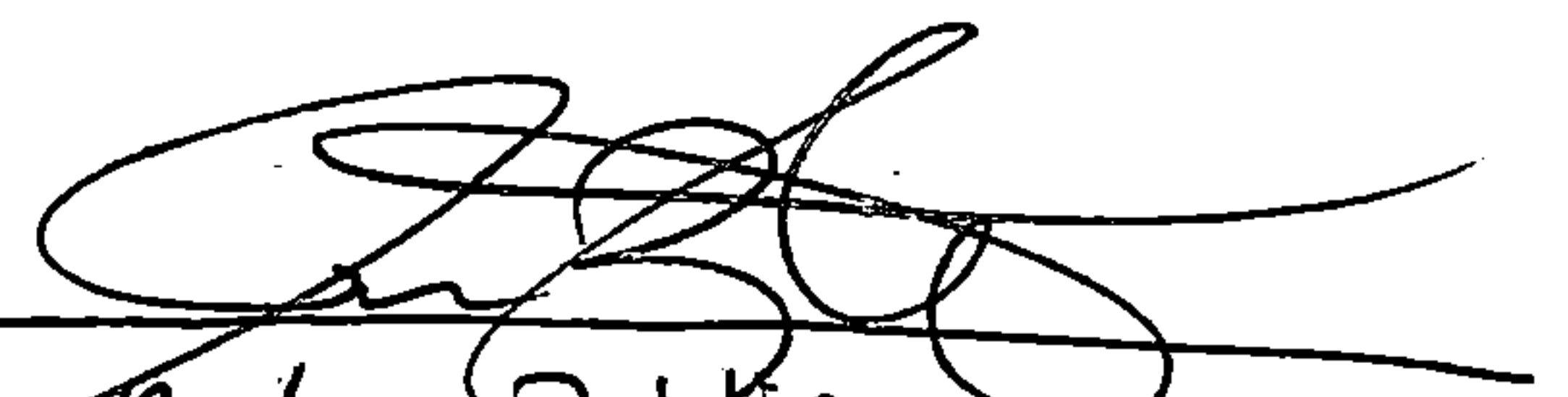
Given under my hand and official seal this 13th day of February, A.D., 2023.



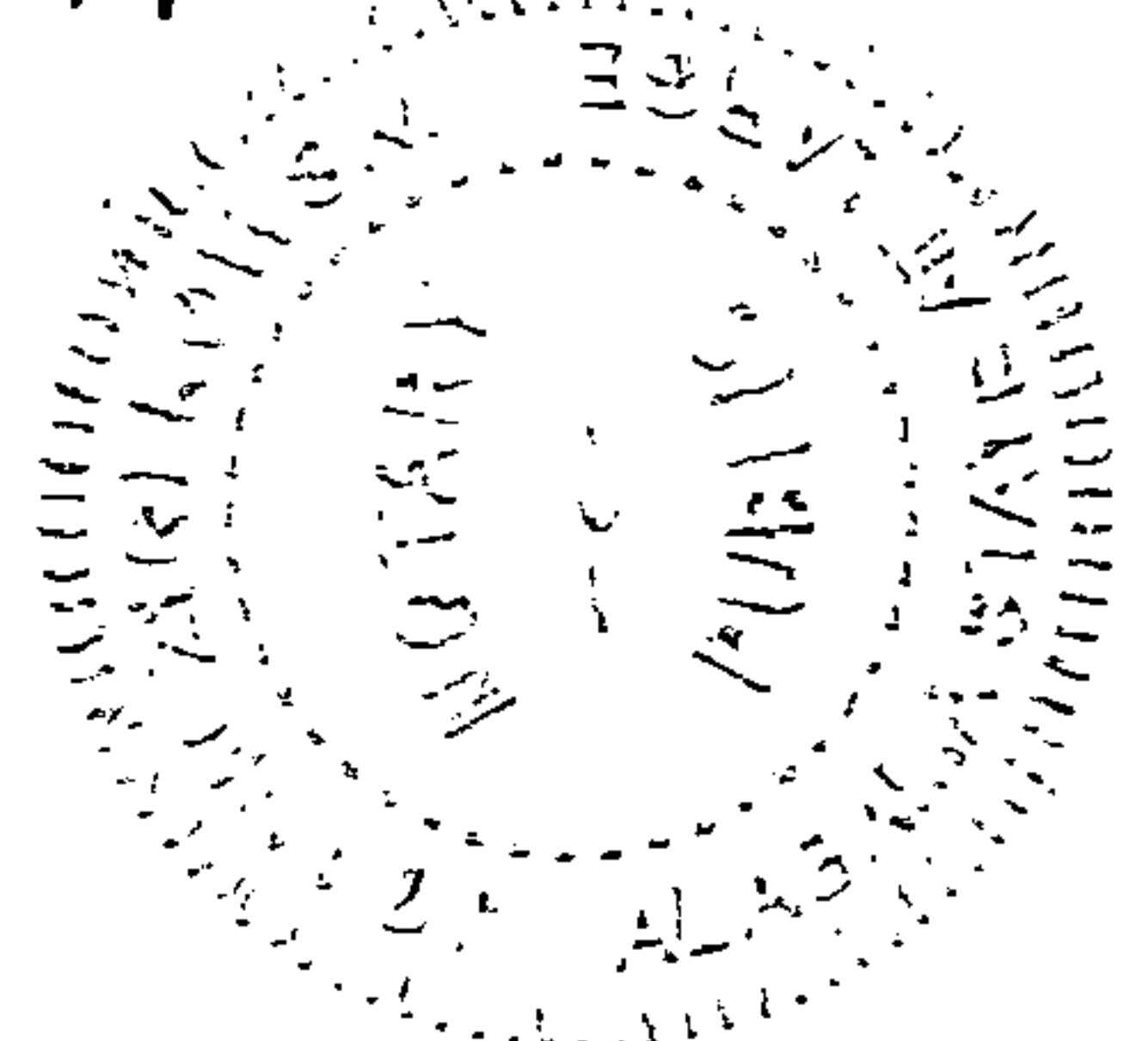
Notary Public

My Commission Expires: 8/15/26

Given under my hand and
official seal this 13th day of
February, 2023



Notary Public
Joann Zolkowski
Comm exp: 12-7-2025



Real Estate Sales Validation Form

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

Eric Hahn

Grantor's Name Donald L. Jones
Mailing Address 611 Crosscreek Trail
Pelham, AL 35124

Grantee's Name Luther Scott Ray
Mailing Address 611 Crosscreek Trail
Pelham, AL 35124

Property Address 611 Crosscreek Trail
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 357,500

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 Per Will

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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 _____

Print Luther Scott Ray

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1