

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney.) Source of title:
Instrument # 20220304000089390, Shelby
County Judge of Probate on 03/04/2022.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20230407000097850 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
04/07/2023 10:11:04 AM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees, herein receipt whereof is acknowledged, We, **Alma Jean Jones**, an unmarried woman, **Macy Nicole Jones Brand**, an unmarried woman, and **Caitlin Lederal Brand**, an unmarried woman, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **Macy Nicole Jones Brand**, herein referred to as Grantee, in fee simple and to her heirs and assigns forever, reserving unto Grantor, **Alma Jean Jones** a life estate in the following described real estate; situated in Shelby County, Alabama, to-wit:

Parcel 1: Commence at a found 3" cap pipe, being the NW Corner of Section 22, Township 20 South, Range 3 West, thence run S 0-54'03" W for 723.79' to a found 2" open pipe in the center of a creek, and the point of beginning; thence run S 79-57'30" E for 269.10' to a set cap rebar in the center of a creek at the northerly right of way line of Helena Road, said point being situated on a curve to the right, having a central angle of 13-28'18", and a radius of 554.43'; thence run along the arc of said curve for 130.36'; then run S 62-40'27" W, along said right of way line for 169.78' to it's intersection with the northerly right of way line of Falliston Road; thence run N 77-18'34"W, along said right of way for 9.71' to a point on the west line of said section 22; thence run N 0-54'03" E, along said section line for 195.60' to the point of beginning, containing 0.66 acres.

LESS AND EXCEPT

Less and except any easements, right-of-ways, reservations, that may be found in public records.

Subject to ad valorem taxes not yet due nor payable and for subsequent years.

Subject to any mineral and mining rights on said property.

TO HAVE AND TO HOLD, to the said Grantee and to her heirs and assigns forever, subject to the reservation of the life estate of **Alma Jean Jones**.

Shelby County, AL 04/07/2023
State of Alabama
Deed Tax: \$35.00

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this the 30 day
of March, 2023

Alma Jean Jones (L.S.)
Alma Jean Jones

Macy Nicole Jones Brand (L.S.)
Macy Nicole Jones Brand

Caitlin Lederal Brand (L.S.)
Caitlin Lederal Brand

STATE OF ALABAMA)

SHELBY COUNTY)

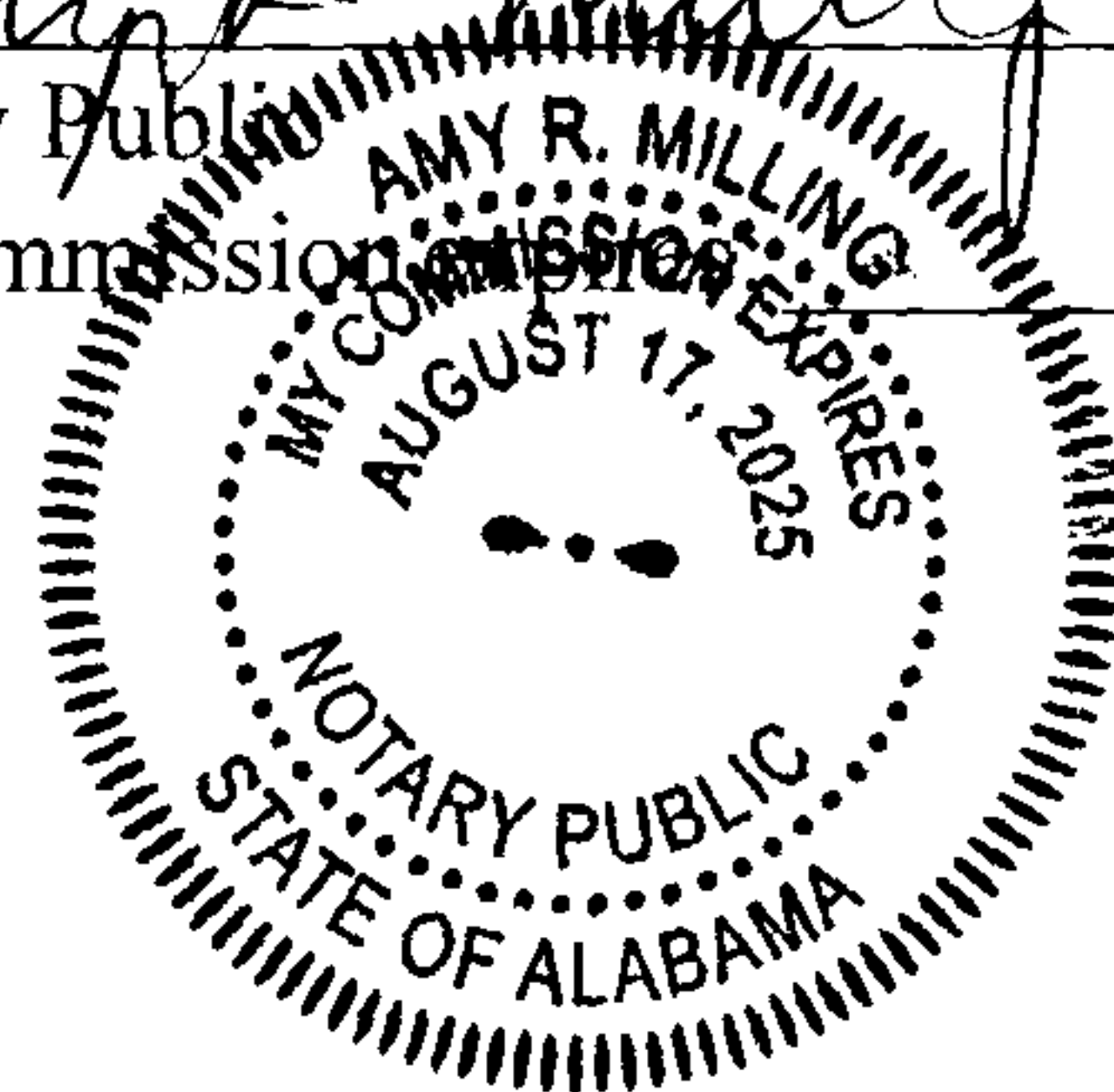


20230407000097850 2/3 \$64.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify
that **Alma Jean Jones**, an unmarried woman, **Macy Nicole Jones Brand**, an unmarried woman,
Caitlin Lederal Brand, an unmarried woman 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 on the day the same bears date.

Given under my hand and official seal this the 30 day of March, 2023.

Amy R. Milling
Notary Public
My commission expires



Send tax notice to:
Macy Nicole Jones Brand
Alma Jean Jones
202 Falliston Rd.
Helena, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Alma Jean Jones, Macy Jones
Mailing Address Brand, and Caitlin Lederal Brand
202 Falliston Road
Helena, AL 35080

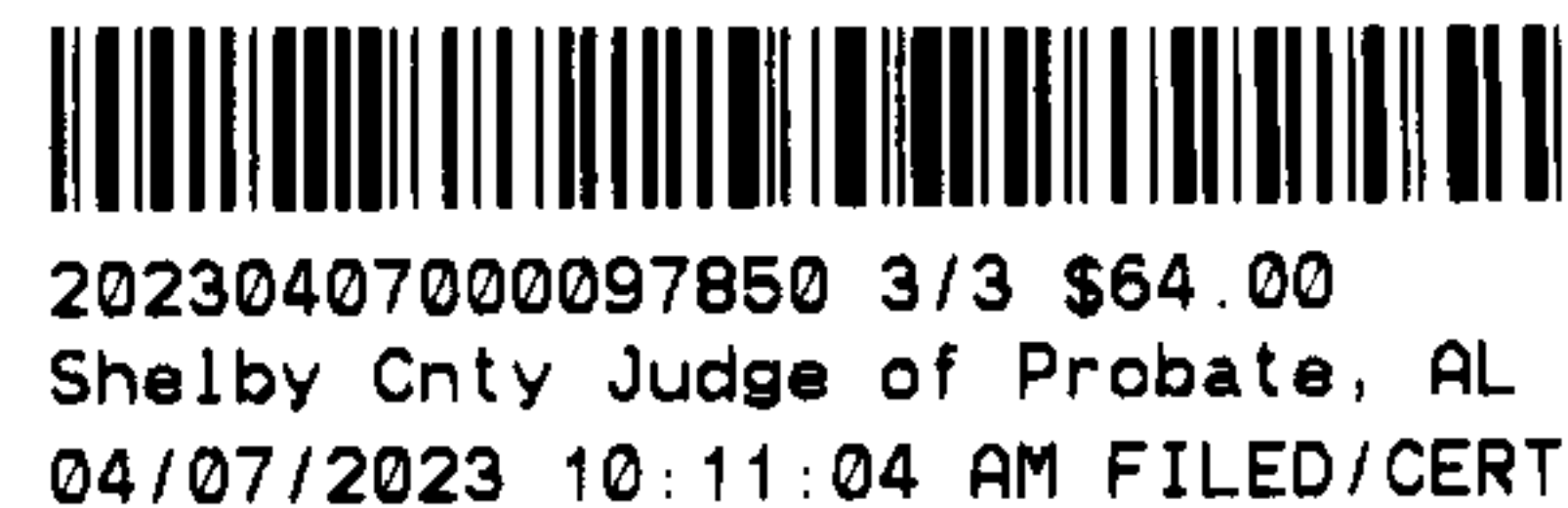
Grantee's Name Alma Jean Jones, Macy Jones Brand
Mailing Address 202 Falliston Road
Helena, AL 35080

Property Address 202 Falliston Road
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 105,290.00 $\frac{1}{3} = \$34,745.70$



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 Assessor's Value

☐ 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 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 3/30/2023

Print Macy Brand

Sign Macy Brand

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1