

This Instrument was Prepared by:

Send Tax Notice To: Jacqueline Michelle Holdbrooks

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29083

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thirty Six Thousand Seven Hundred Dollars and No Cents (\$336,700.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of George Hugh Jones, Probate Case # PR-2022-000799, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jacqueline Michelle Holdbrooks**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$231,700.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of May, 2023.

ESTATE OF GEORGE HUGH JONES, PROBATE
CASE # PR-2022-000799, SHELBY COUNTY,
ALABAMA


Clifford Terry Gregg Jr.
Personal Representative

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Clifford Terry Gregg, Jr. as Personal Representative of Estate of George Hugh Jones, Probate Case # PR-2022-000799, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-2024

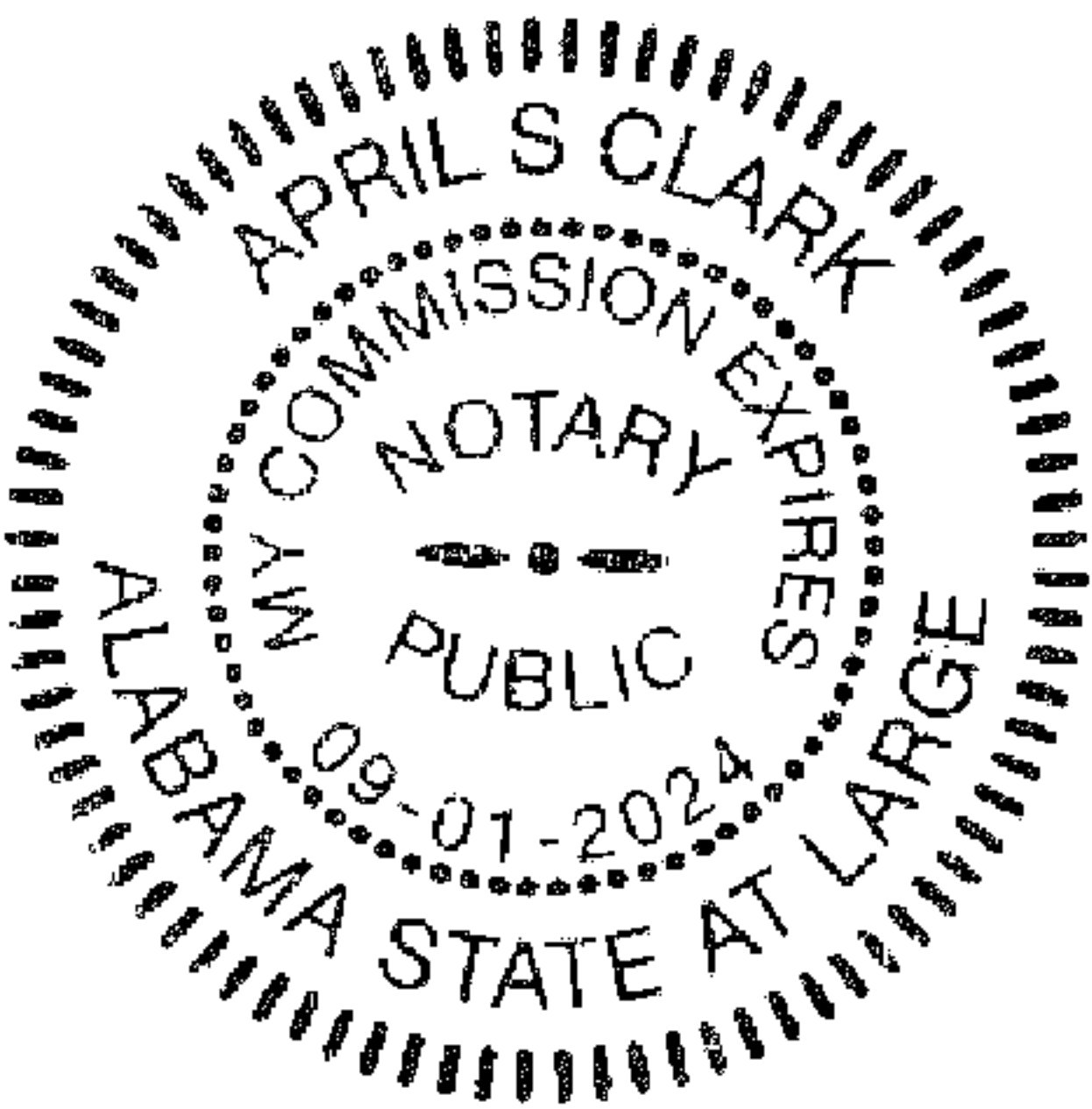


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 04 degrees 47 minutes 00 seconds East a distance of 420.14 feet to the POINT OF BEGINNING; thence North 89 degrees 24 minutes 00 seconds East a distance of 633.01 feet to the centerline of a 60' easement; thence South 05 degrees 17 minutes 59 seconds East and along said centerline a distance of 134.29 feet; thence South 87 degrees 51 minutes 39 seconds West and leaving said centerline a distance of 525.30 feet; thence South 05 degrees 17 minutes 59 seconds East a distance of 525.65 feet to the centerline of a 60' easement; thence South 87 degrees 51 minutes 39 seconds West and along said centerline a distance of 112.50 feet; thence South 87 degrees 21 minutes 01 seconds West and along said centerline a distance of 738.88 feet to the intersection of the centerline of said easement and the southeasterly line of a 60' easement; thence South 54 degrees 58 minutes 01 seconds West and along the southeasterly line of easement a distance of 437.26 feet; thence North 03 degrees 57 minutes 01 second West and leaving said southeasterly line of easement a distance of 69.87 feet; thence North 55 degrees 00 minutes 02 seconds a distance of 70.82 feet; thence North 06 degrees 03 minutes 29 seconds West a distance of 240.31 feet; thence South 83 degrees 55 minutes 12 seconds West a distance of 53.89 feet; thence North 04 degrees 14 minutes 13 seconds West a distance of 318.61 feet; said point lying in Spring Creek; thence South 83 degrees 09 minutes 29 seconds East a distance of 216.89 feet, said point lying in Spring Creek; thence South 42 degrees 23 minutes 07 seconds East a distance of 116.90 feet, said point lying in Spring Creek; thence South 43 degrees 31 minutes 37 seconds West a distance of 20.42 feet to the approximate center of Spring Creek; thence South 04 degrees 23 minutes 38 seconds East and along said approximate center of Spring Creek a distance of 13.93 feet; thence South 20 degrees 47 minutes 08 seconds West and along said approximate center of Spring Creek a distance of 26.67 feet; thence South 45 degrees 14 minutes 44 seconds West and along said approximate center of Spring Creek a distance of 14.02 feet; thence South 24 degrees 26 minutes 09 seconds West and along said approximate center of Spring Creek a distance of 30.99 feet; thence South 45 degrees 24 minutes 24 seconds East and along said approximate center of Spring Creek a distance of 45.24 feet; thence South 30 degrees 28 minutes 14 seconds East and along said approximate center of Spring Creek a distance of 32.50 feet; thence South 66 degrees 03 minutes 40 seconds East and along said approximate center of Spring Creek a distance of 42.81 feet; thence South 43 degrees 36 minutes 08 seconds East and along said approximate center of Spring Creek a distance of 33.22 feet; thence South 57 degrees 18 minutes 44 seconds East and along said approximate center of Spring Creek a distance of 27.29 feet; thence South 10 degrees 10 minutes 11 seconds West and along said approximate center of Spring Creek a distance of 5.05 feet; thence South 39 degrees 40 minutes 43 seconds West and along said approximate center of Spring Creek a distance of 17.06 feet thence South 76 degrees 01 minute 11 seconds West and along said approximate center of Spring Creek a distance of 32.16 feet; thence South 10 degrees 50 minutes 05 seconds West and along said approximate center of Spring Creek a distance of 34.74 feet; thence South 19 degrees 54 minutes 21 seconds West and along said approximate center of Spring Creek a distance of 24.45 feet; thence South 26 degrees 57 minutes 20 seconds West and along said approximate center of Spring Creek a distance of 33.83 feet; thence South 47 degrees 59 minutes 12 seconds East and along said approximate center of Spring Creek a distance of 40.16 feet; thence North 44 degrees 24 minutes 34 seconds East and leaving said approximate center of Spring Creek a distance of 710.88 feet; thence North 89 degrees 24 minutes 00 seconds East a distance of 268.67 feet; thence North 04 degrees 50 minutes 04 seconds West a distance of 196.37 feet to the POINT OF BEGINNING.

SUBJECT TO/ALSO AND INCLUDING a 60' easement, as recorded in Deed Book 356, Page 1, Inst. 19920622000118471 and Inst. 20020920000453790, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/22/2023 10:14:32 AM
 \$133.00 JOANN
 20230522000150540

Allen S. Bayl

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 George Hugh Jones, Probate Case # PR-2022-000799, Shelby County, Alabama	Grantee's Name	Jacqueline Michelle Holdbrooks
Mailing Address	<u>2621</u> <u>Tuscaloosa</u>	Mailing Address	<u>374 County Rd 408</u> <u>Shelby AL 35143</u>
Property Address	<u>111 Albright Farm Rd.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>May 19, 2023</u>
		Total Purchase Price	<u>\$336,700.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 May 19, 2023

Print Estate of George Hugh Jones, Probate Case #
PR-2022-000799, Shelby County, Alabama

 Unattested

Sign *Chippel*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1