



20231019000309070 1/4 \$40.00
Shelby Cnty Judge of Probate, AL
10/19/2023 10:48:28 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357
Montevallo, AL 35115

Send Tax Notice:
Kerry Jones and Brandy Jones

22568 Iron Masters Loop
McCalla AL
35111

STATE OF ALABAMA)
)
SHELBY COUNTY) **JOINT TENANCY**
 WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Fifty Five Thousand & 00/100 Dollars (\$155,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Diane Angell Sirois and Kenneth A. Sirois (a married couple)**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kerry Jones and Brandy Jones (a married couple)** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

SEE EXHIBIT A

Note: This deed was executed simultaneously with a purchase money mortgage in favor of Diane A. Sirois and Kenneth A. Sirois in the amount of \$147,000.00.

Note: This property does not serve as homestead for Grantors.

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 11 day of October, 2023 at 725 West Street, Montevallo, Alabama 35115.

Shelby County, AL 10/19/2023
State of Alabama
Deed Tax: \$8.00



20231019000309070 2/4 \$40.00
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GRANTOR

Diane Angell Sirois (L.S.)
Diane Angell Sirois f/k/a Diane Angell

STATE OF ALABAMA)

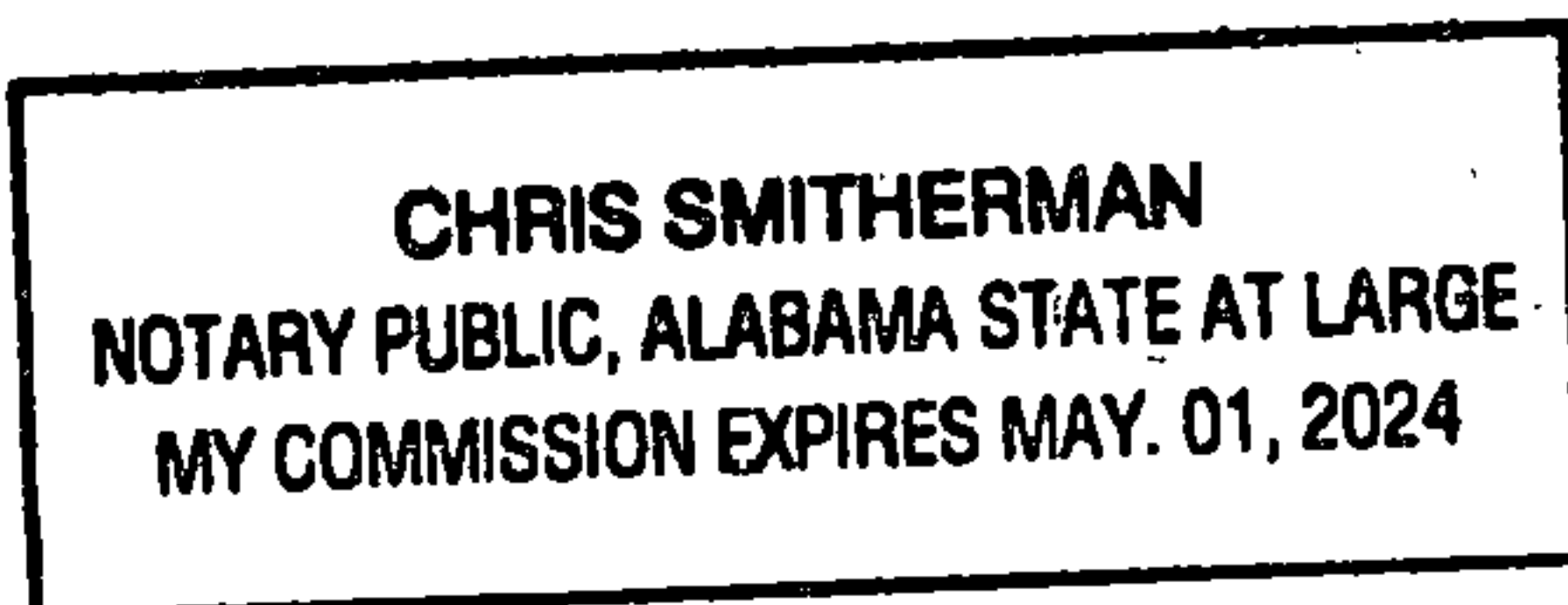
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Diane Angell Sirois, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11 day of October, 2023.

Chris Smitherman
Notary Public



GRANTOR

Kenneth A. Sirois (L.S.)
Kenneth A. Sirois

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Kenneth A. Sirois, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11 day of October, 2023.

Chris Smitherman
Notary Public

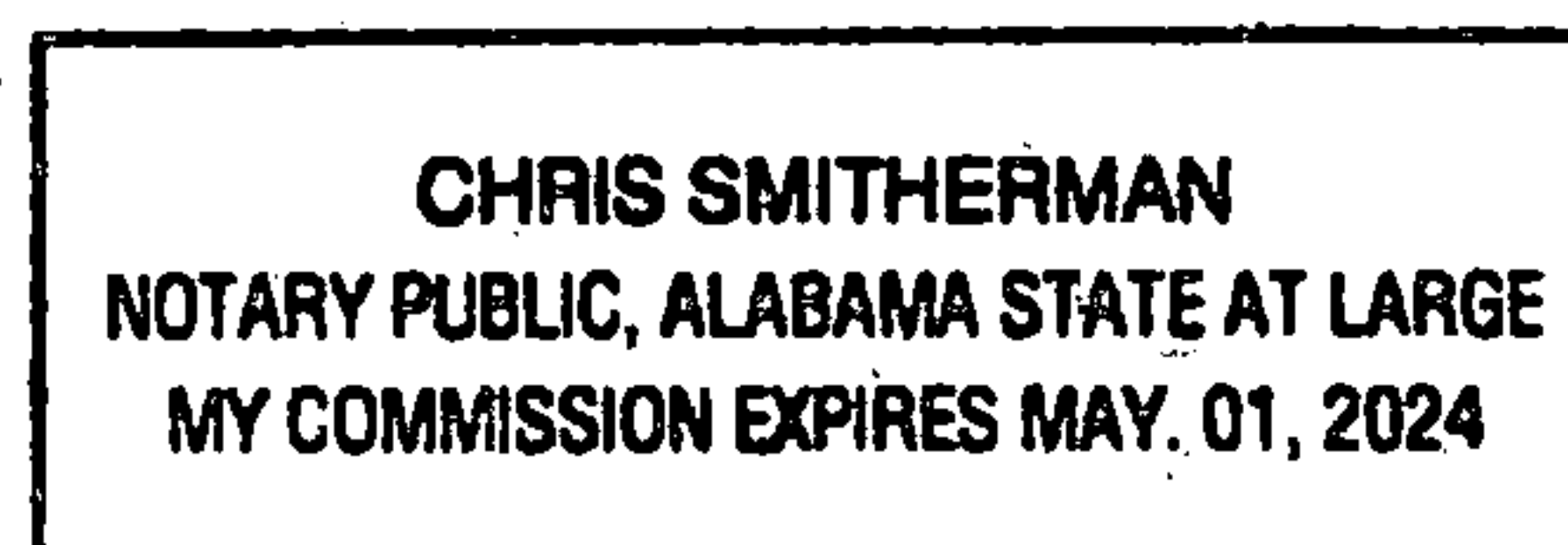


EXHIBIT "A"
LEGAL DESCRIPTION



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Unit C, Building 1, Lot 1, of Chandalar South Townhomes, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1; thence in a Southeasterly direction along the Northeast line of said Lot 1, a distance of 34.09 feet; thence 90 degrees right in a Southwesterly direction a distance of 21.75 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C", and "D", and the center line of the wood fence common to Units "D" and "C"; thence continue in a Southwesterly direction along the center line of fence, party wall, fence and storage compartment wall common to Units "D" and "C", a distance of 73.31 feet to the intersection of the center line of the last described storage compartment wall and the Southwest wall of attached storage compartment; thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 6.33 feet; thence left in a Northeasterly direction along the Southeast wall of said storage compartment a distance of 5.18 feet to the center line of the fence enclosing the backs of Units "A", "B", "C", and "D"; thence right in a Southeasterly direction along the center line of last described wood fence a distance of 14.18 feet; thence left in a Northeasterly direction along the center line of the wood fence, party wall, and wood fence common to Units "B" and "C" a distance of 68.01 feet to the center line of aforementioned fence enclosing fronts of Units "A", "B", "C", and "D"; thence left in a Northwesterly direction along the last described center line a distance of 20.60 feet to the point of beginning. Situated in Shelby County, Alabama.



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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 Diane Angell Smith
Mailing Address 129 Cedar Cove Dr

Grantee's Name Kerry + Brandy Jones
Mailing Address 22568 Iron Masters Loop

Property Address Pelham AL 35124
1912 Chandalar Court

McCalla AL 35111

Date of Sale 10/11/2023

Total Purchase Price \$ 155,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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

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 10/11/2023

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1