

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

Send Tax Notice to:
Robert Earl Jones
779 Lester Burt Rd
Farmersville, TX 75442

WARRANTY DEED

20240104000003520 1/3 \$122.50
Shelby Cnty Judge of Probate, AL
01/04/2024 01:27:26 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Robert Earl Jones, a married man and Angela Jones Defnall, a married woman

grant, bargain, sell and convey unto

Robert Earl Jones and Angela Jones Defnall

the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

GRANTEES HEREIN ARE THE SURVIVING HEIRS AT LAW AND NEXT OF KIN OF BOBBY EARL JONES, WHO DIED ON OR ABOUT THE 27th DAY OF May, 2004, AND EVELYN D. JONES, WHO DIED ON OR ABOUT THE 21ST DAY OF DECEMBER, 2022. BOBBY EARL JONES AND EVELYN D. JONES HAD ONE OTHER CHILD, REBECCA DIANE JONES ROWE, WHO DIED WITHOUT ISSUE ON FEBRUARY 16, 2014.

Subject to taxes for 2024 and subsequent years, restrictions, easements and rights of way of record.

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 31st day of January, 2024.

Robert Earl Jones
ROBERT EARL JONES

Angela Jones Defnall
ANGELA JONES DEFNALL

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT EARL JONES AND ANGELA JONES DEFNALL, 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 31st day of January, 2024.

Janet F. Pearson
Notary Public

My Commission Expires: 10/15/2024

EXHIBIT "A"
LEGAL DESCRIPTION


20240104000003520 2/3 \$122.50
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Begin at the Southeast corner of the SW 14 of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, and run thence West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 363 feet; thence run North parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 363 feet; thence East, parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 363 feet to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 363 feet to the point of beginning.

PARCEL 'B':

Commence at the Southwest corner of Section 14, Township 24 North, Range 15 East, being a pipe; thence Easterly along the South boundary of said Section 14 for 974.07 feet to an iron set by Rodney Y. Shiflett, PLS #21784; thence turn a deflection angle of 96 degrees 10 minutes 26 seconds to the left and run Northerly along a line, established by said Rodney Shiflett, as agreed by adjoining property owners, for 102.28 feet to the point of beginning of the parcel herein described; thence continue along the last described course along said line established by Shiflett for 173.01 feet to an iron set by Shiflett; thence turn a deflection angle of 10 degrees 51 minutes 58 seconds to the right and continue Northerly along the boundary established by Shiflett for 90.82 feet to a rebar set; thence turn a deflection angle of 84 degrees 03 minutes 43 seconds to the right and run 16.53 feet to a pipe found; thence turn a deflection angle of 92 degrees 24 minutes 43 seconds to the right and run 262.93 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

According to survey of John Gary Ray, RLS #12295, dated April 20, 2004.

LESS AND EXCEPT:

That portion conveyed to Harvey Lee Jones and Linda Jones by deed recorded in Instrument #20040520000266640, in Probate Office.

That portion conveyed to John Henry Higgins and Bobbie Higgins by deed recorded in Instrument #20040520000266660, in Probate Office.

Real Estate Sales Validation Form

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

Grantor's Name Robert Earl Jones
Mailing Address 779 Lester Burt Rd
Farmersville, TX 75442

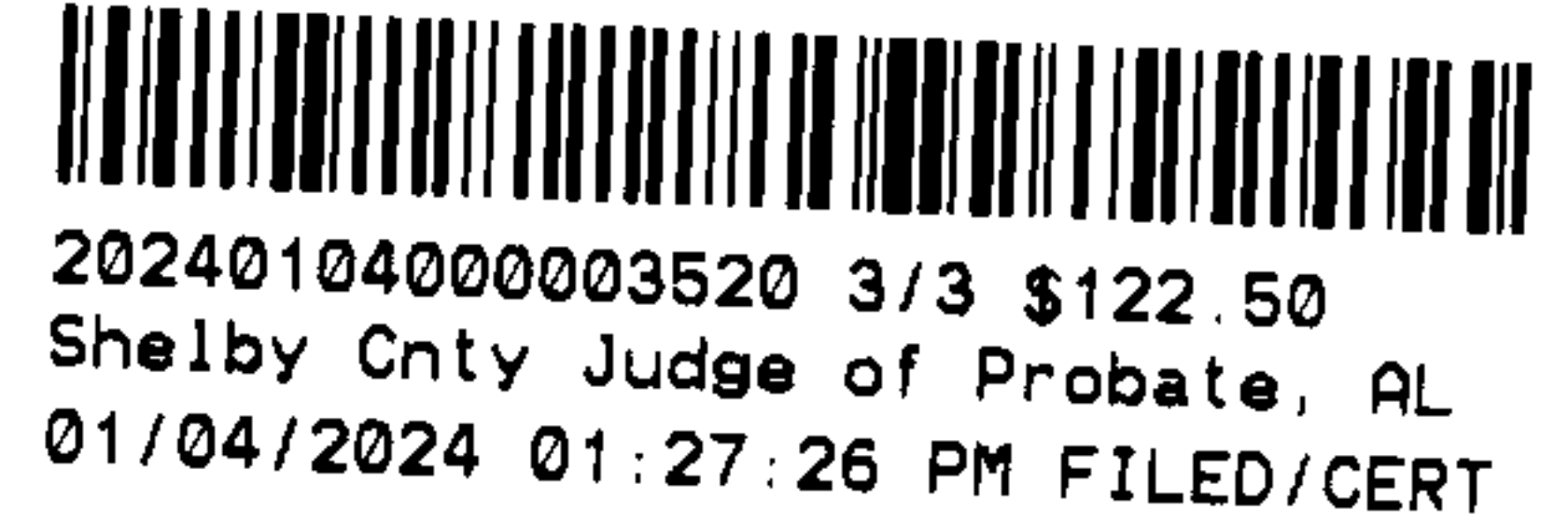
Grantee's Name Robert Earl Jones
Mailing Address 779 Lester Burt Rd
Farmersville, TX 75442

Property Address 830 Hwy 71
Shelby, AZ 3514

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 92,240.00



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 1-4-24

Print

Robert Earl Jones

Sign

Robert Earl Jones

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1