

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Danny Baker  
747 Highway 480  
Vandiver, Alabama 35176

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**NO TITLE SEARCH PERFORMED OR EXAMINATION**  
**MADE BY PREPARER OF DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Seven Thousand Four Hundred and 00/100 Dollars (\$7,400.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**J. Danny Stone, a married person**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Danny Baker and Ann Baker**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**A parcel of land situated in the Southwest one quarter of the Southeast one quarter of Section 2 and the Northwest one quarter of the Northeast one quarter Section 11, Township 18 South, Range 1 East Shelby County, Alabama, said parcel being more particularly described as follows:**

**Commence at a found 2 inch capped pipe marking the Northwest corner of the Southwest one quarter of the Southeast one quarter of said Section 2; thence run North 89 Degrees 15 Minutes 25 Seconds East along the North line of said quarter section for a distance of 209.77 feet to a found rebar; thence leaving said North line run South 00 Degrees 39 Minutes 21 Seconds East for a distance of 1241.69 feet to a set 5/8 inch capped rebar stamped MRA, said point marking the POINT OF BEGINNING of the parcel herein described; thence run South 00 degrees 39 minutes 21 seconds East for a distance of 79.59 feet to a found capped rebar; thence run South 00 Degrees 44 Minutes 18 Seconds East for a distance of 350.49 feet to a found 1/2 inch pipe; thence run South 00 Degrees 33 Minutes 10 Seconds East for a distance of 741.05 feet to a found tee post; thence run North 89 Degrees 58 Minutes 56 Seconds West for a distance of 110.00 feet to a set 5/8 inch capped rebar stamped MRA; thence run North 00 Degrees 37 Minutes 44 Seconds West for a distance of 1195.94 feet to a set 5/8 inch capped rebar stamped MRA; thence run South 77 Degrees 20 Minutes 01 Seconds East for 2 distance of 113.31 feet to the POINT OF BEGINNING.**

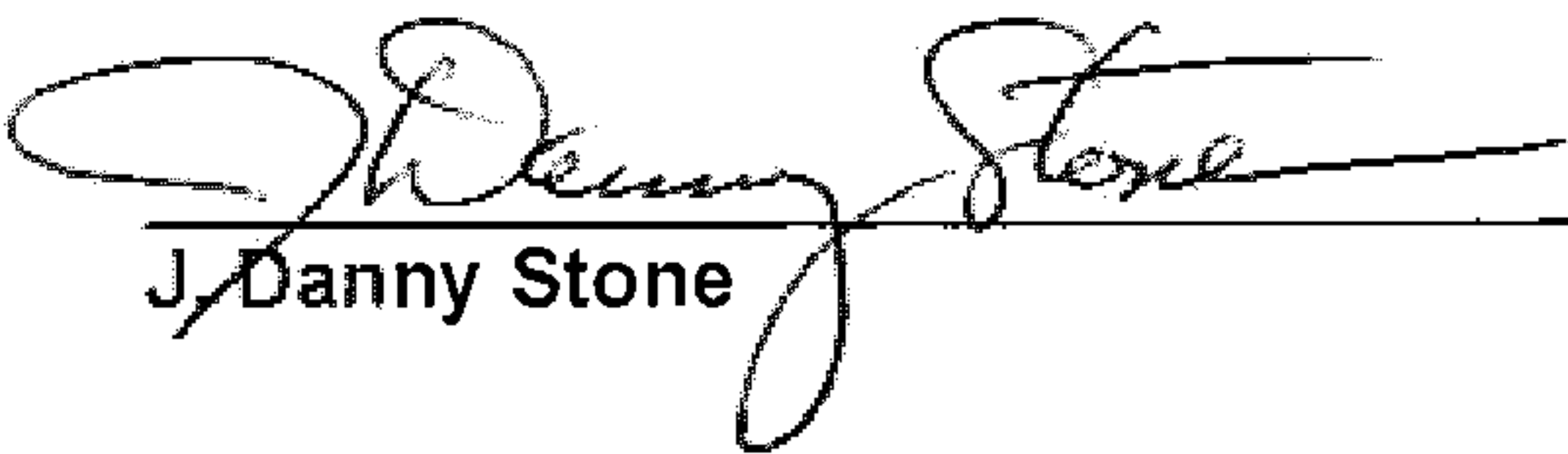
Subject to: (1) 2024 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

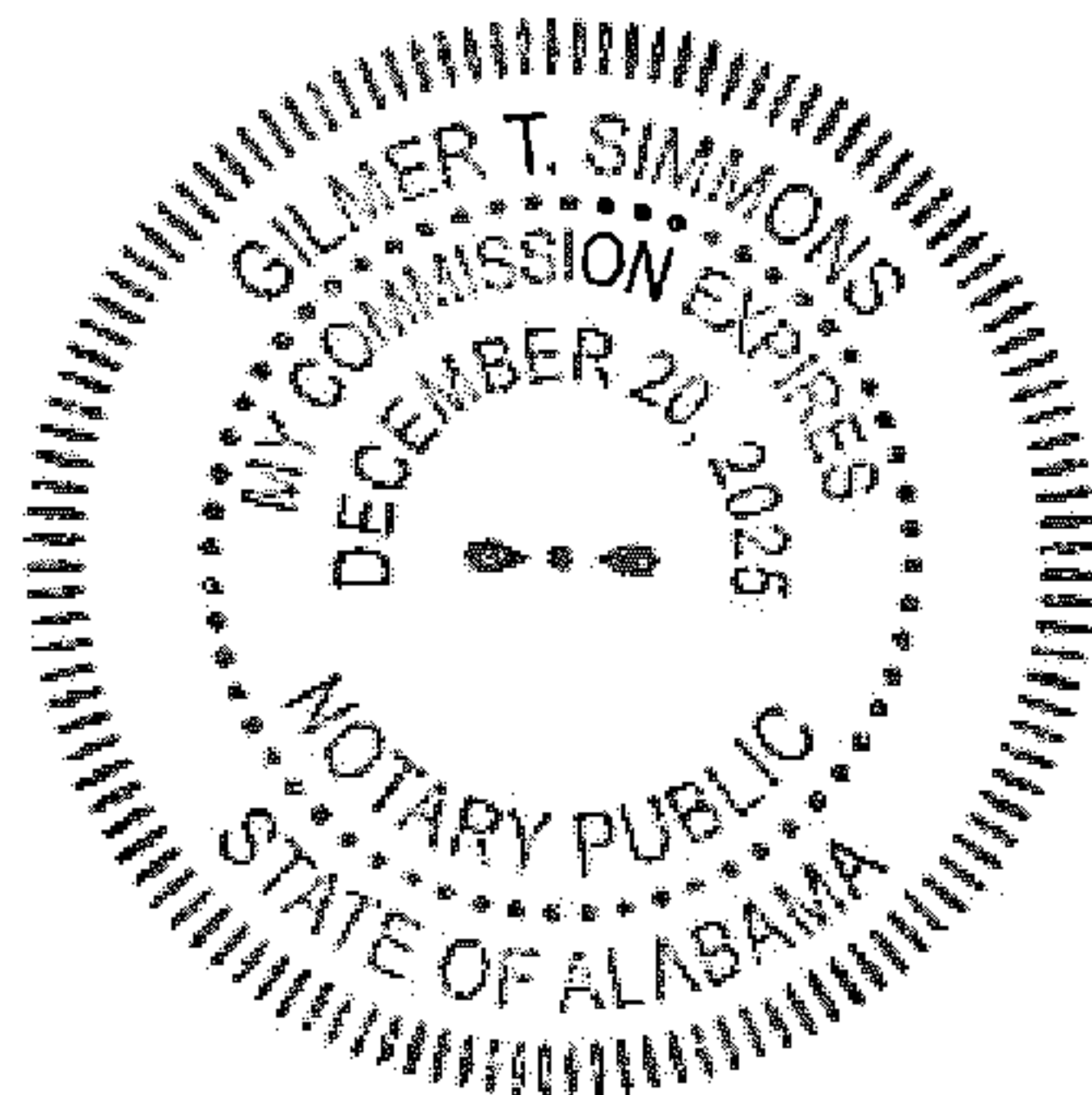
IN WITNESS WHEREOF, I have set my hand and seal, this **15th** day of **February**, **2024**.


 (Seal)  
J. Danny Stone

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **J. Danny Stone**, whose name 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, **he** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **15th** day of **February**, **2024**.



  
Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2025**

**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **J. Danny Stone**Date of Sale: **February 15th, 2024**Mailing Address: **3.0 acres +/-****Shelby County, Alabama, 35176**Total Purchase Price: **\$7,400.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Property Address: **3.0 acres +/-****Shelby County, Alabama, 35176**Grantee Name: **Danny Baker**Grantee Name: **Ann Baker**Mailing Address: **747 Highway 480****Vandiver, AL, 35176**

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 \_\_\_\_\_☒ 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.

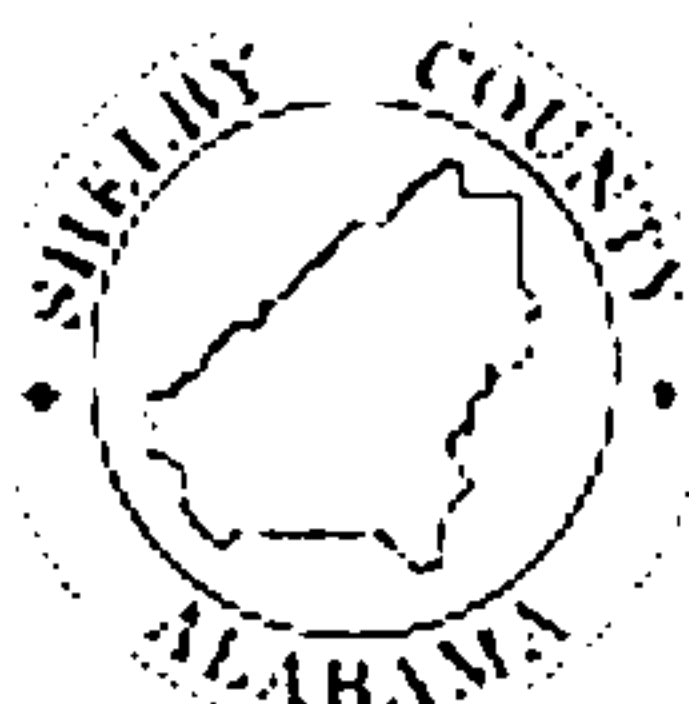
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 Section 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 Section 40-22-1 (h).Date: **February 15th, 2024**Print: **Gilmer T Simms**☐ UnattestedSign: 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****02/16/2024 09:32:06 AM****\$35.50 JOANN****20240216000039210***Allen S. Bayl*