



20240426000122680 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/26/2024 02:49:38 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
Grace Graham
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate Pauline G. Jones, deceased, in accordance with her will probated in Case No. 58-PR-2023-000783 in the Probate Court of Shelby County, Alabama, the undersigned, **Karen J. Marlar**, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to her in said will does grant, bargain, sell and convey to **Karen J. Marlar**, individually, and **Craig Steven Jones**, individually, equally as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of Section 21, Township 21 South, Range 1 West, thence run East along the South line of said Section a distance of 55.25 feet; thence turn an angle of 53 degrees 00 minutes to the left and run a distance of 72.00 feet; thence turn an angle of 14 degrees 35 minutes to the left and run a distance of 505.50 feet; thence turn an angle of 23 degrees 51 minutes to the right and run a distance of 105.90 feet to the point of beginning; thence continue in the same direction along the center line of a County gravel road a distance of 108.25 feet; thence turn an angle of 30 degrees 04 minutes to the left and run along the center line of a County gravel road a distance of 676.40 feet thence turn an angle of 09 degrees 09 minutes to the right and run along the center line of a County gravel road a distance of 245.84 feet; thence turn an angle of 117 degrees 40 minutes to the left and run a distance of 218.82 feet; thence turn an angle of 13 degrees 13 minutes to the right and run a distance of 528.77 feet; thence turn an angle of 12 degrees 30 minutes to the right and run a distance of 508.70 feet; thence turn an angle of 23 degrees 24 minutes to the left and run a distance of 374.50 feet thence turn an angle of 12 degrees 35 minutes left and run a distance of 590.63 feet, more or less, to the West line of the E ½ of the SE ¼ of Section 20, Township 21 South, Range 1 West; thence run South along the West line of the E ½ of SE ¼ of said Section a distance of 1637.00 feet, more or less, to a point that is 72.00 feet North of the SW corner thence turn an angle of 127 degrees 38 minutes to the left and run along the North line of Purdy tract 70-3B a distance of 610 feet, more or less, thence turn an angle of 8 degrees 20 minutes to the right a distance of 267.30 feet; thence turn an angle of 8 degrees 25 minutes to the right and run a distance 228.40 feet; thence



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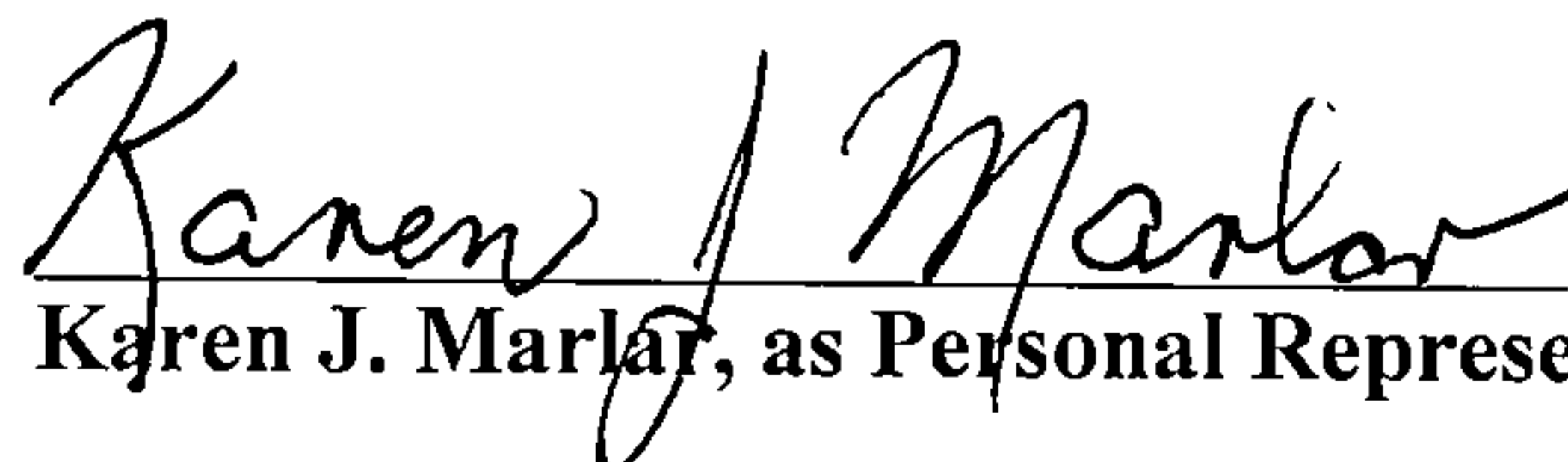
turn an angle of 2 degrees 16 minutes to the right and run a distance of 372.00 feet; thence turn an angle of 29 degrees 30 minutes to the right and run a distance of 218.23 feet; thence turn an angle of 29 degrees 08 minutes to the right and run a distance 313.55 feet to the point of beginning, situated in the E ½ of the SE ¼ of Section 20, Township 21 South, Range 1 West and the W ½ of the SW ¼ of Section 21, Township 21 South, Range 1 West. Subject to easements, restrictions, reservations and encumbrances of public record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

The above-described property is not the homestead of GRANTOR or her spouse.

TO HAVE AND TO HOLD to the said GRANTEE, their heirs and assigns forever, together with every contingent remainder and right or reversion.

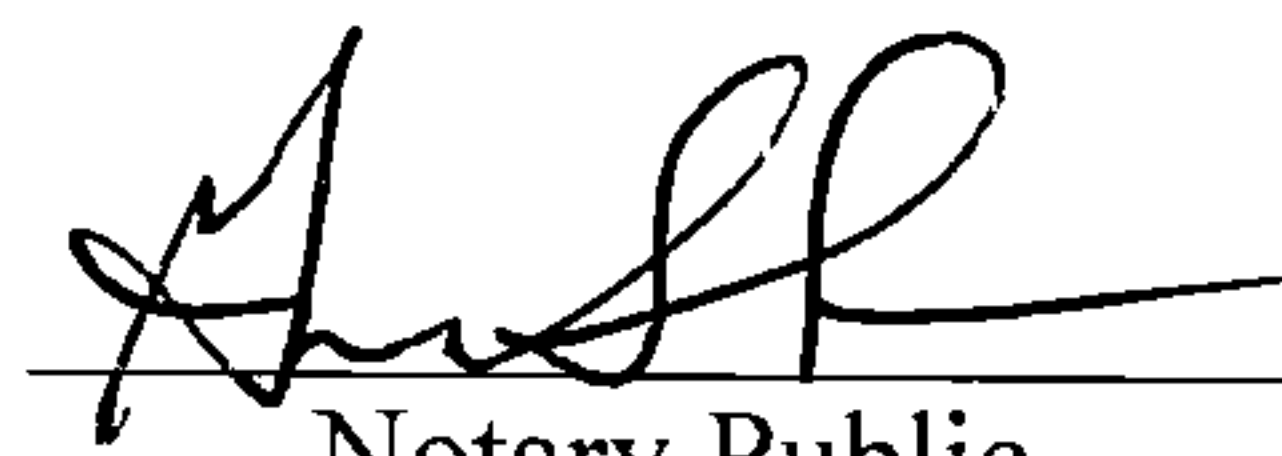
IN WITNESS WHEREOF, GRANTOR hereunto set her hand and seal, this 25th day of April, 2024.

 (SEAL)
Karen J. Marlar, as Personal Representative

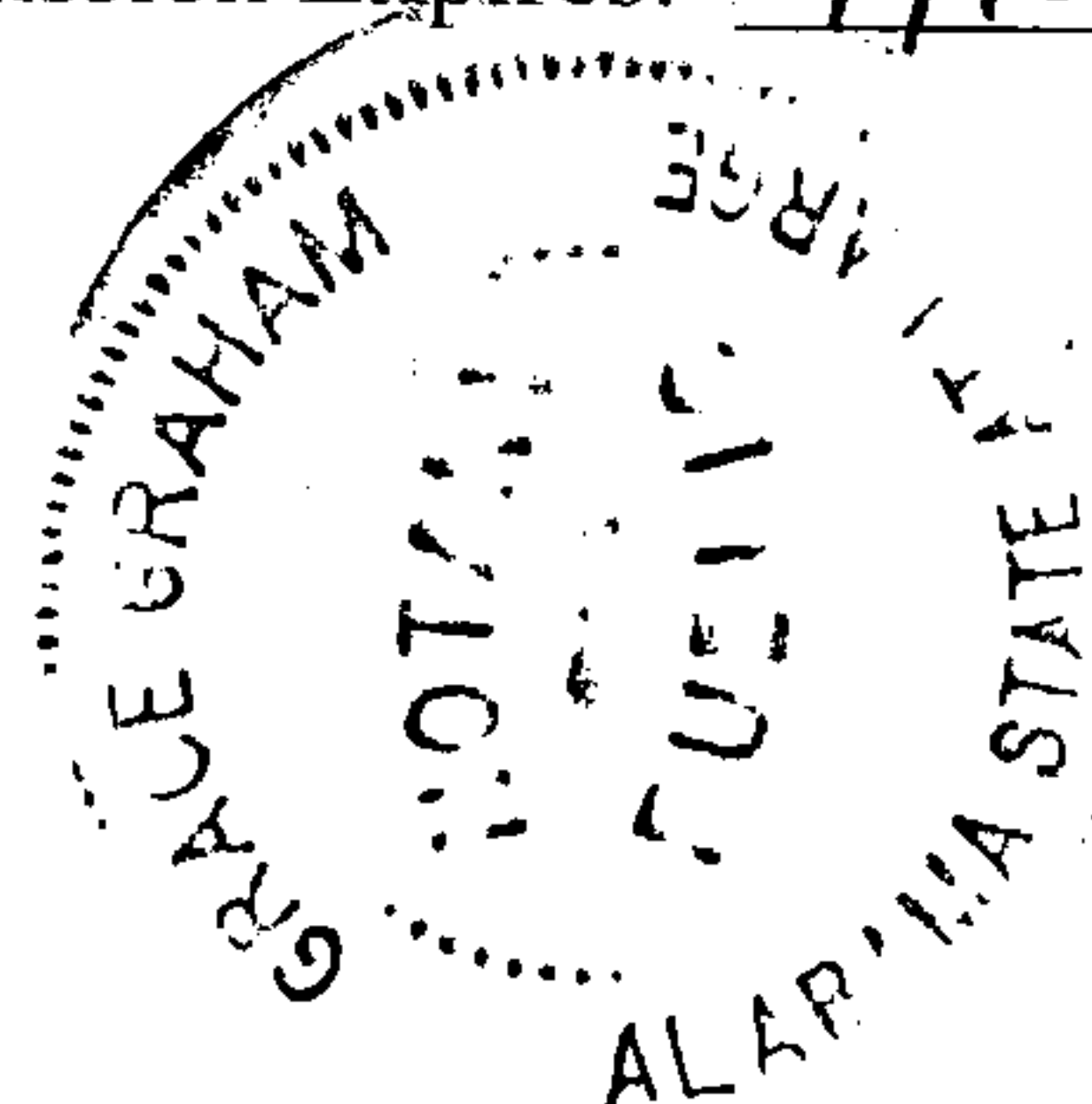
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Karen J. Marlar**, whose name as personal representative of the estate of Pauline G. Jones, deceased, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2024.

 (SEAL)
Notary Public

My Commission Expires: 7/12/27



Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Karen Marlar
Mailing Address 332 County Road 2030
Crane Hill, AL 35053

Grantee's Name Karen Marlar / Clair Jones
Mailing Address 332 Ctn Rd 2030
Crane Hill, AL 35053
391 Huntwood Rd
Shelby, AL 35143

Property Address 600 Willow Lake Road
Columbiana, AL 35051

Date of Sale 4/25/24
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 740.00

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 Tax Assessor

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 4/25/24

Print Grace Graham

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1