

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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

Send Tax Notice to:
Linda P. King

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$1,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Linda P. Jones, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Linda P. Jones (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

Linda P. King and Linda P. Jones are one in the same person.

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 9th day of August 2024.

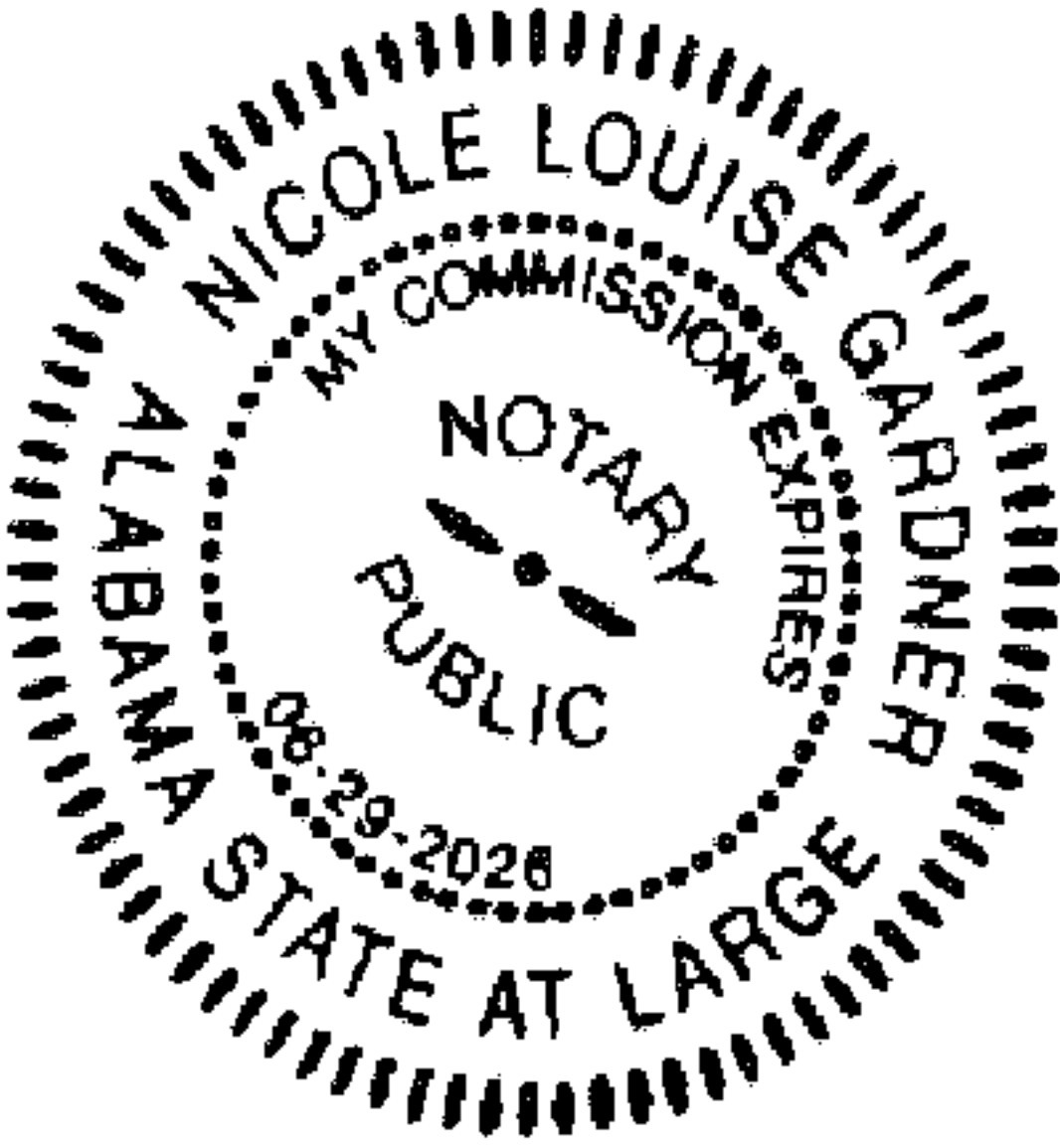
Linda P. Jones
Linda P. Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda P. Jones**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2024
Nicole Louise Gardner

Notary Public
My Commission Expires: 6-29-26



Poor Quality

Exhibit "A"- Legal Description

COMMENCE AT A FOUND 1" CRIMP PIPE, BEING THE LOCALLY ACCEPTED NE CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 00-01'18" W, ALONG THE EAST LINE OF SAID ¼-1/4 FOR 498.00'; THENCE RUN S 50-55'56" W FOR 95.20'; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 150.00'; THENCE RUN S 72-29'42" E FOR 110.00'; THENCE RUN S 33-45'18" W FOR 165.00'; THENCE RUN S 60-21'44" E FOR 49.17' TO THE POINT OF BEGINNING; THENCE RUN N 29-38'16" E FOR 96.85'; THENCE RUN S 57-41'27" E FOR 113.46' TO A FENCE POST CORNER; THENCE RUN S 51-02'39" W FOR 98.35' TO BARETREE DRIVE; THENCE RUN N 60-21'41" W FOR 77.45' TO THE POINT OF BEGINNING, CONTAINING 0.2074 ACRES. SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2024 09:10:53 AM
 \$29.50 BRITTANI
 20240812000249330

Alex 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 Linda P. Jones
 Mailing Address P.O. Box 667
Alabaster, AL
35007

Grantee's Name Linda P. Jones
 Mailing Address P.O. Box 667
Alabaster AL
35007

Property Address Vacant land

Date of Sale 8-9-24
 Total Purchase Price \$ 1500.00
 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 8-9-24

Print

Mike T. Harrison

Sign

Mike T. Harrison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one