



20241008000314940 1/5 \$302.00  
Shelby Cnty Judge of Probate, AL  
10/08/2024 09:17:35 AM FILED/CERT

Shelby County, AL 10/08/2024  
State of Alabama  
Deed Tax:\$267.00

This Instrument prepared by:  
Lindsey Eastwood  
2001 Park Place, Suite 875  
Birmingham, AL 35203  
Instrument #: 20240123000017200

Mail Tax Notice to:  
NATHANIEL ALLEN JONES  
and ALANA BLANTON JONES  
1206 Bunting Drive  
Alabaster, AL 35007

**Preparer makes no warranty of title or accuracy of legal description in the property described herein.**

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**WARRANTY DEED\***

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**STATE OF ALABAMA  
SHELBY COUNTY**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor has paid by to the Grantees herein, the receipt of which is acknowledged, We, **NATHANIEL ALLEN JONES and ALANA BLANTON JONES, as Trustees of the NATHANIEL JONES AND ALANA JONES REVOCABLE TRUST**, dated December 18<sup>th</sup>, 2023 (herein referred to as **GRANTORS**), do grant, bargain, sell, and convey unto **NATHANIEL ALLEN JONES and ALANA BLANTON JONES**, a married couple, as joint tenants with the right of survivorship (herein referred to as **GRANTEES**), together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 13, in Block 1, According to the Survey of Meadowlark, As Recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.**

Description furnished by Grantors.

**Property Address: 1206 Bunting Drive  
Alabaster, AL 35007**

**Parcel Number: 13-7-26-3-002-015.076**

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

**GRANTORS hereby certify that the above-described property does constitute their homestead. This property will constitute the homestead of the GRANTEES.**

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**TOGETHER WITH ALL AND SINGULAR** the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEES**, and to the heirs and assigns of said **GRANTEES**, in fee simple, **FOREVER**.

**AND THE GRANTORS DO HEREBY COVENANT** with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTORS**, and that **GRANTORS** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTORS**, but against none other.

*[Signatures to Follow on Subsequent Page(s)]*

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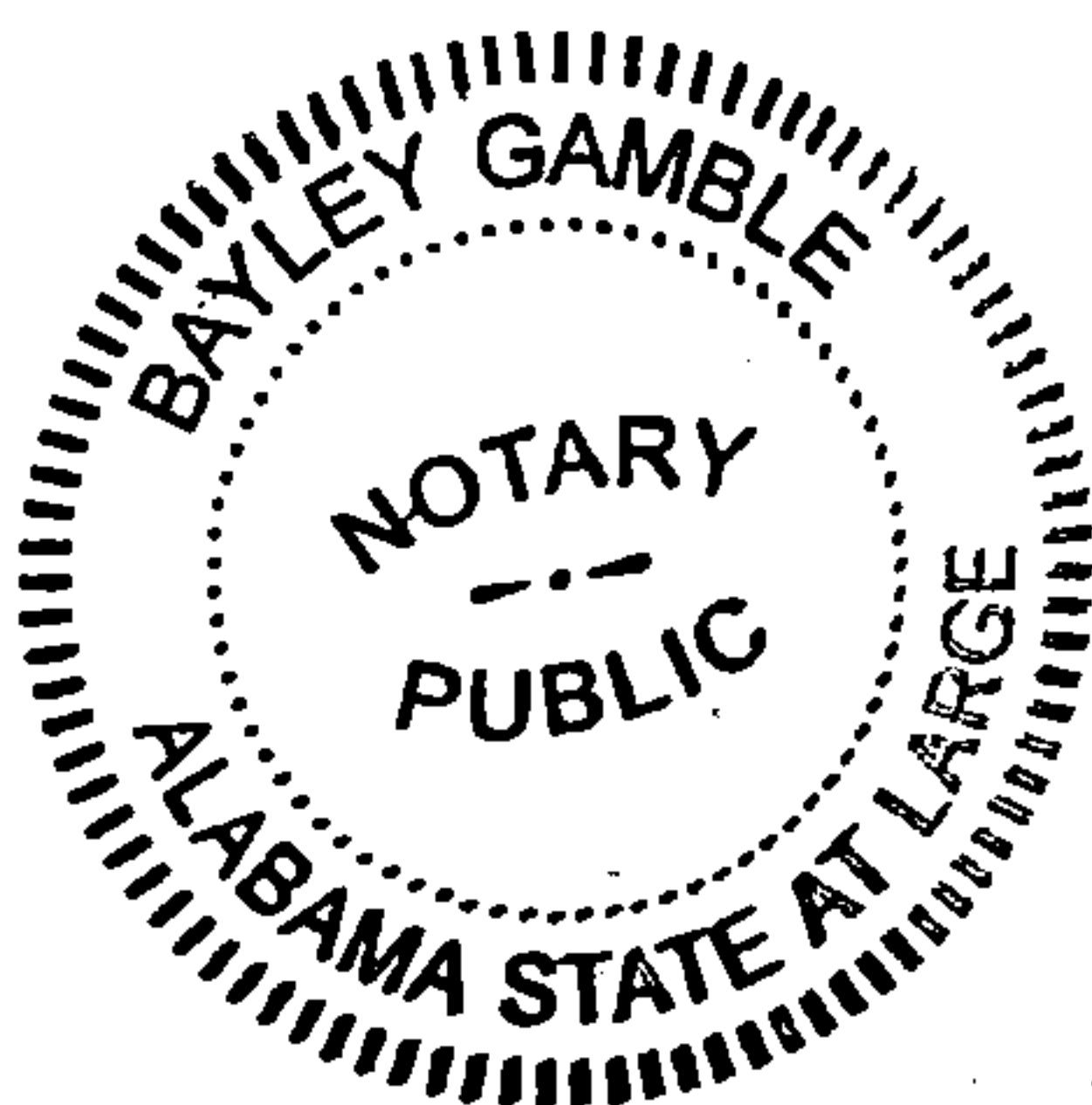
IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this, the 24<sup>th</sup> day of September, 2024.


  
NATHANIEL ALLEN JONES  
1206 Bunting Drive  
Alabaster, AL 35007

STATE OF ALABAMA  
JEFFERSON COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared NATHANIEL ALLEN JONES ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 24<sup>th</sup> day of September, 2024.



  
NOTARY PUBLIC

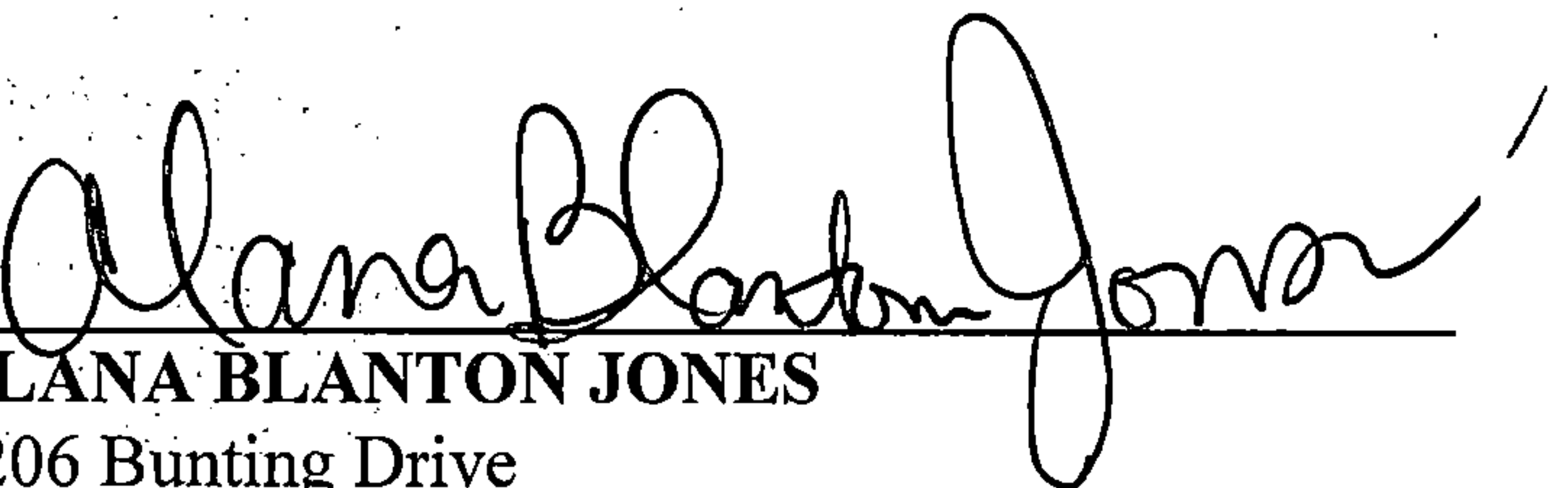
My commission expires:

BAYLEY GAMBLE  
Notary Public, Alabama State at Large  
My Commission Expires 08/23/2028

**\*NOTE:** The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

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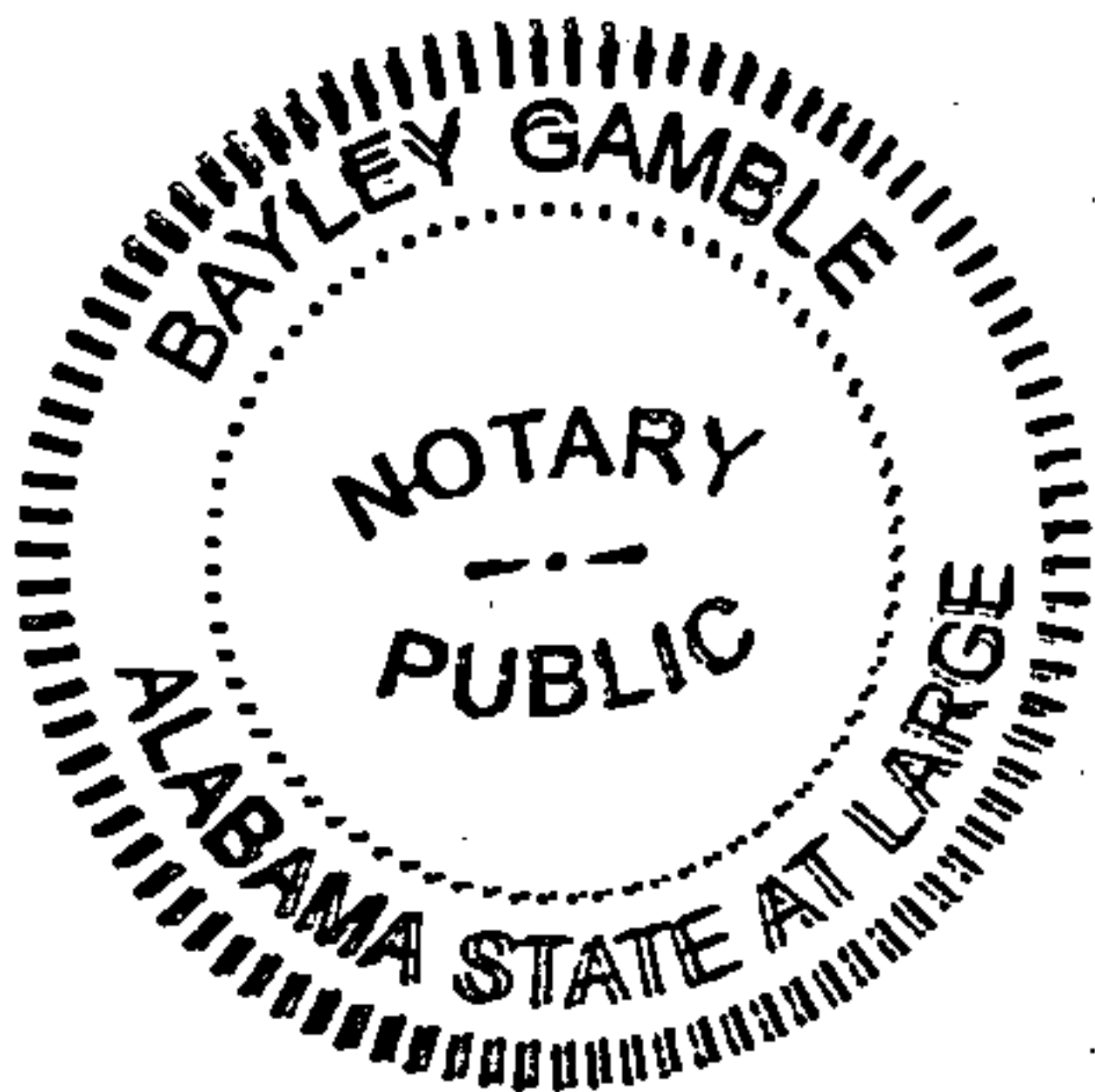
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this, the 24<sup>th</sup> day of September, 2024.


  
ALANA BLANTON JONES  
1206 Bunting Drive  
Alabaster, AL 35007

STATE OF ALABAMA  
Jefferson COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **ALANA BLANTON JONES** ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 24<sup>th</sup> day of September, 2024.



  
NOTARY PUBLIC

My commission expires:

**BAYLEY GAMBLE**  
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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 Nathaniel Allen Jones and Alana Blanton Jones  
Mailing Address as Trustees of the  
Nathaniel Jones & Alana Jones Revocable Trust  
1206 Bunting Drive, Alabaster, AL 35007

Grantee's Name Nathaniel Allen Jones and  
Mailing Address Alana Blanton Jones  
1206 Bunting Drive  
Alabaster, AL 35007

Property Address 1206 Bunting Drive  
Alabaster, AL 35007

Date of Sale 09/24/2024  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$266,580.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other, Shelby County Tax Assessor  
☐ 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 § 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 09/24/2024

Print Nathaniel Allen Jones

☐ Unattested

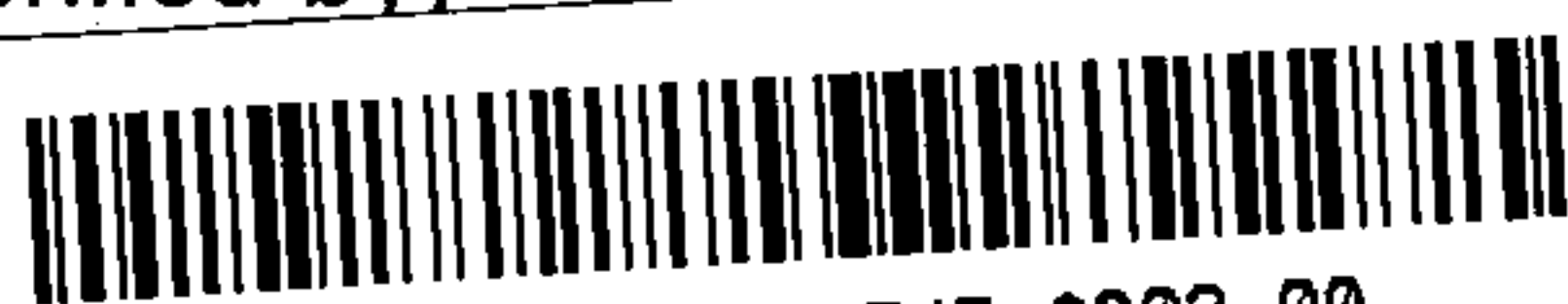
Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

eForms



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