

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-25-30378

Send Tax Notice To: Felipe Wrzesmska
Thais Silva Ceratto Wrzesmska

400 W Skyview Dr.
Birmingham, AL, 35209

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jessica Lansford Pate, as Trustee for the use and benefit of Jeanna Jones and Jason (Jayson) Lansford, under the last will and testament of J.V. Jones, deceased, Probate Case #PR-2023-000099, in the Probate Office of Shelby County, Alabama,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Felipe Wrzesmska and Thais Silva Ceratto Wrzesmska**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of March, 2025.

JESSICA LANSFORD PATE, AS TRUSTEE FOR
THE USE AND BENEFIT OF JEANNA JONES AND
JASON (JAYSON) LANSFORD, UNDER THE LAST
WILL AND TESTAMENT OF J.V. JONES,
DECEASED, PROBATE CASE #PR-2023-000099,
IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Jessica Pate
Jessica Lansford Pate
Trustee
Jessica Pate
Jessica Lansford Pate
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jessica Lansford Pate, as Trustee for the use and benefit of Jeanna Jones and Jason (Jayson) Lansford, under the last will and testament of J.V. Jones, deceased, Probate Case #PR-2023-000099, in the Probate Office of Shelby County, Alabama by Jessica Lansford Pate as Personal Representative, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of March, 2025.


Notary Public, State of Alabama

My Commission Expires: 8-19-28

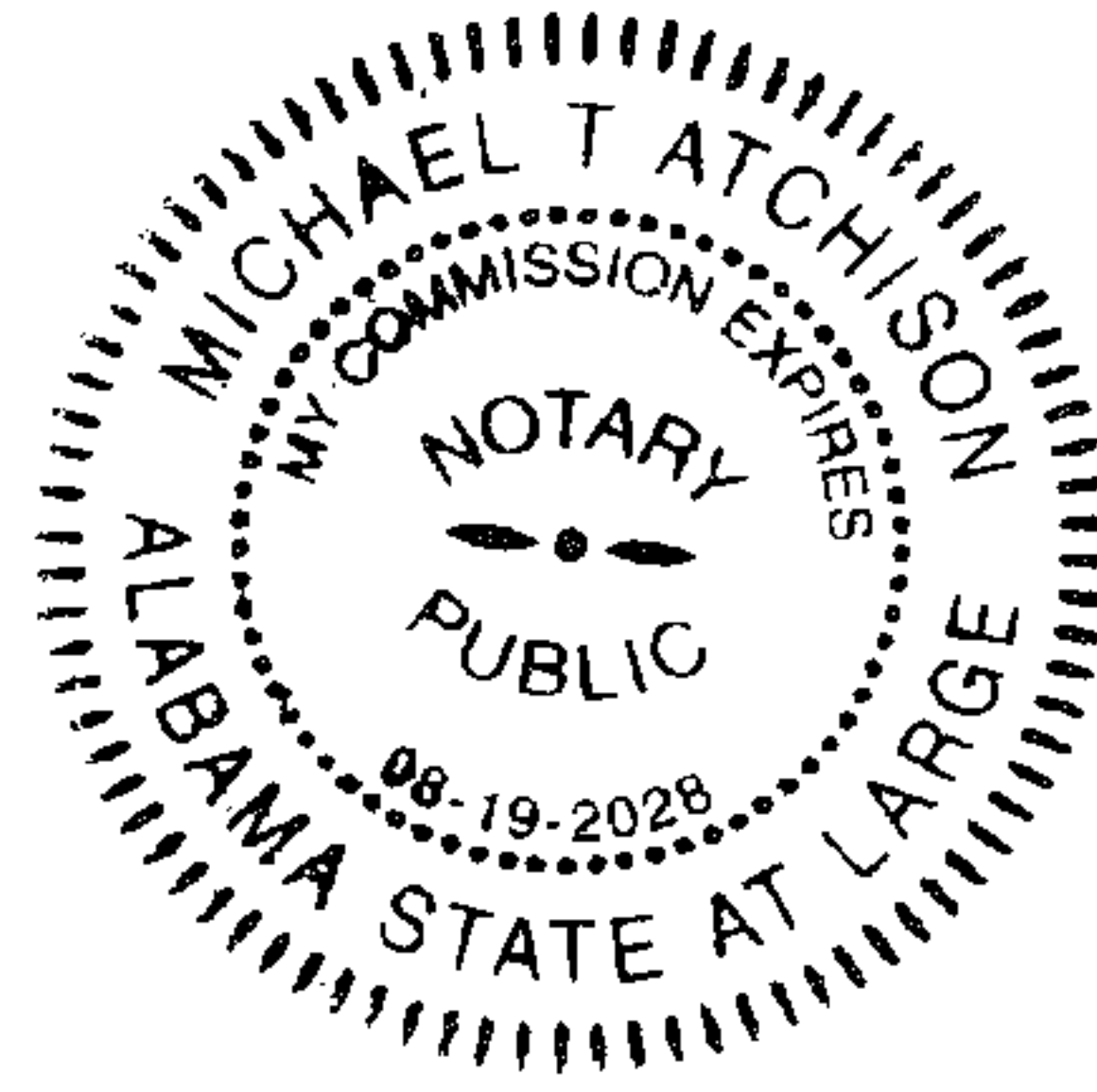


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the SW corner of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East a distance of 963.00 feet; thence North 01 degrees 02 minutes 00 seconds East a distance of 1318.97 feet; thence North 90 degrees 00 minutes 00 seconds East for a distance of 297.15 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds East for a distance of 300.00 feet; thence South 01 degrees 07 minutes 23 seconds West for a distance of 526.37 feet; thence North 70 degrees 11 minutes 48 seconds West for a distance of 210.00 feet; thence South 01 degrees 07 minutes 23 seconds West for a distance of 210.00 feet to the Northerly right of way line of Shelby County Highway 71; thence North 69 degrees 14 minutes 02 seconds West and along said right of way line for a distance of 106.07 feet; thence North 01 degrees 01 minutes 20 seconds East and leaving said right of way line for a distance of 627.58 feet to the point of beginning.

PARCEL 2:

Commence at the SW corner of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East a distance of 963.00 feet; thence North 01 degrees 02 minutes 00 seconds East a distance of 1318.97 feet; thence North 90 degrees 00 minutes 00 seconds East for a distance of 597.15 feet; thence South 01 degrees 07 minutes 23 seconds West for a distance of 526.37 feet to the point of beginning; thence continue South 01 degrees 07 minutes 23 seconds West for a distance of 210.00 feet to the Northerly right of way line of Shelby County Highway 71 and a curve to the right, having a radius of 1960.00 feet, and subtended by a chord bearing of North 70 degrees 57 minutes 12 seconds West and a chord distance of 117.61 feet; thence along the arc of said curve and along said right of way line for a distance of 117.63 feet; thence North 69 degrees 14 minutes 02 seconds West and along said right of way line for a distance of 92.41 feet; thence North 01 degrees 07 minutes 23 seconds East and leaving said right of way line for a distance of 210.00 feet; thence South 70 degrees 11 minutes 48 seconds East for a distance of 210.00 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jessica Lansford Pate, as Trustee for the use and benefit of Jeanna Jones and Jason (Jayson) Lansford, under the last will and testament of J.V. Jones, deceased, Probate Case #PR-2023-000099, in the Probate Office of Shelby County, Alabama

Mailing Address 212021 Country Ln
Northport, AL 35473

Property Address 865 Highway 71
Shelby, AL 35143

Grantee's Name Felipe Wrzesmska
Thais Silva Ceratto Wrzesmska

400 N Skyview Dr
Birmingham AL 35209

Mailing Address _____

Date of Sale March 14, 2025
Total Purchase Price \$110,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 March 13, 2025

Print Jessica Lansford Pate, as Trustee for the use and

Form RT-1

+

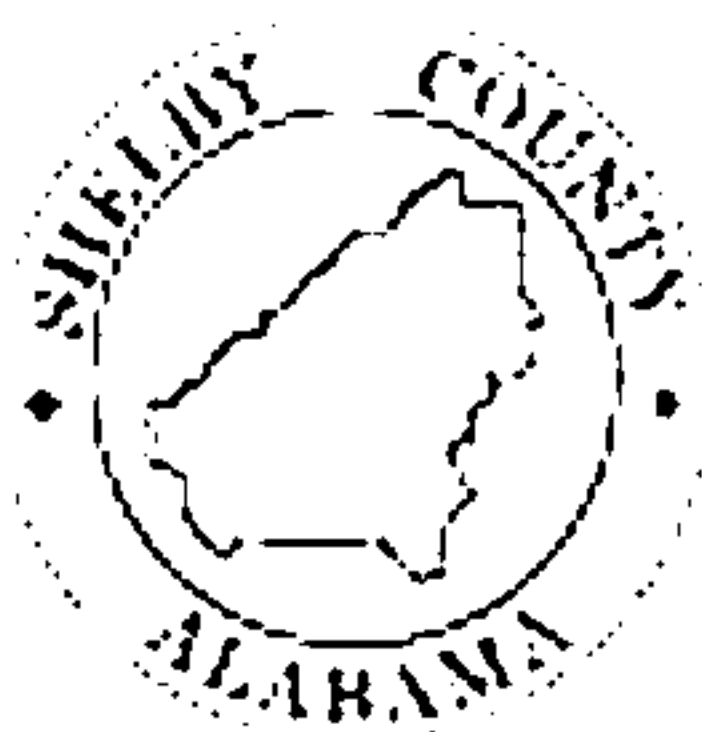
benefit of Jeanna Jones and Jason (Jayson)
Lansford, under the last will and testament of J.V.
Jones, deceased, Probate Case #PR-2023-000099,
in the Probate Office of Shelby County, Alabama

____ Unattested

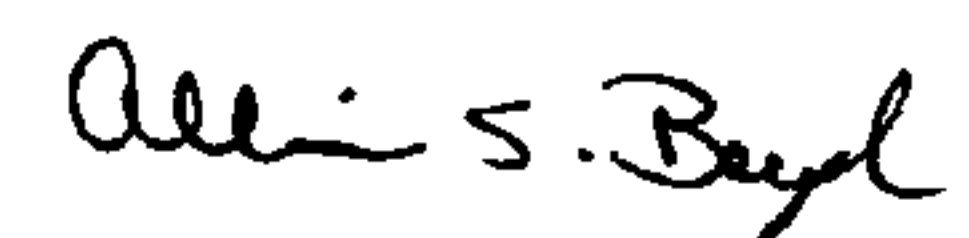
(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2025 01:35:54 PM
\$147.00 JOANN
20250314000077660



Form RT-1