

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tonya Rebecca Jones
Michael Jones
621 Ferry Rd
Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SIXTY-FIVE THOUSAND EIGHT HUNDRED AND NO/00 DOLLARS (\$165,800.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Janis M. Rowe Hill, a married woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Tonya Rebecca Jones and Michael Jones, as joint tenants with right of survivorship (herein referred to as Grantees)*, 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, 2025
 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of grantor or spouse

TO HAVE AND TO HOLD Unto the said 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 (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.

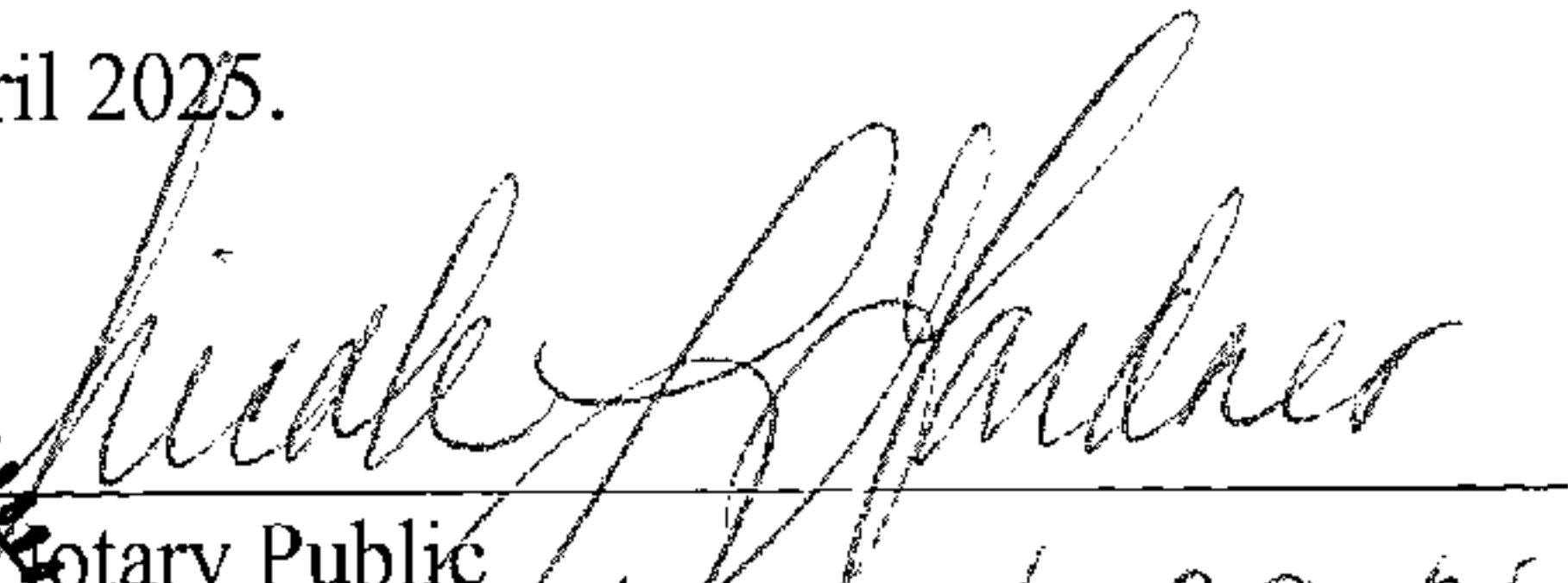
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April 2025.

_____ 
Janis M. Rowe Hill

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Janis M. Rowe Hill*, 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 15th day of April 2025.



Notary Public
My Commission Expires: 6-29-26

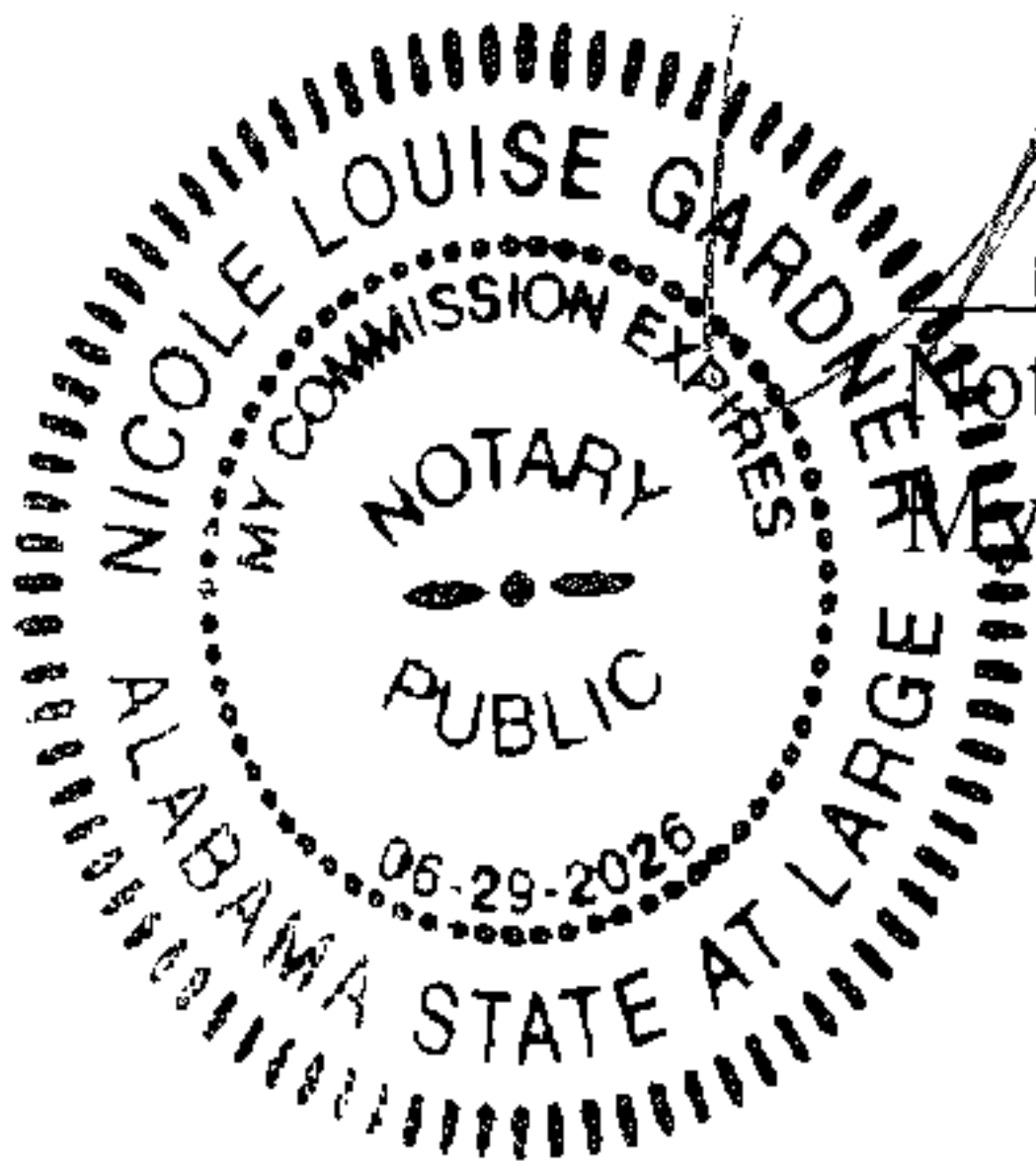


Exhibit "A" – Legal Description

Parcel One:

A lot in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, described as follows: Commence at the NE corner of Section 25, Township 21 South, Range 1 West; thence run South along the East line of section 25, a distance of 1304.00 feet; thence turn an angle of 108 deg. 32 min. to the right and run a distance of 298.27 feet; thence turn an angle of 3 deg. 24 min. to the left and run a distance of 853.18 feet to the point of beginning, being a point on the North right of way line of the Kingdom Road and the SE corner of the Jimmy Rowe lot; thence turn an angle of 68 deg. 30 min. to the right and run along the East line of the Jimmy Rowe lot a distance of 210.00 feet; thence turn an angle of 79 deg. 50 min. to the left and run along the North line of the Jimmy Rowe lot a distance of 105.00 feet; thence turn an angle of 79 deg. 50 min. to the right and run a distance of 30.00 feet; thence turn an angle of 100 deg. 10 min. to the right and run a distance of 182.00 feet; thence turn an angle of 79 deg. 50 min. to the right and run a distance of 240.00 feet to the North right of way line of the Kingdom Road; thence turn an angle of 100 deg. 10 min. to the right and run along said right of way line a distance of 77.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Parcel Two:

Commence at the NE corner of Section 25, Township 21 South, Range 1 West, thence run South along the East line of Sec. 25 a distance of 1304.00 ft., thence turn an angle of 108 deg. 32 min. to the right and run a distance of 298.27 ft., thence turn an angle of 13 deg. 24 min. to the left and run a distance of 853.18 ft., to a point on the North R.O.W. line of the Columbiana - Kingdom Hwy., and the point of beginning, thence turn an angle of 68 deg. 30 min. to the right and run a distance of 210.00 ft., thence turn an angle of 79 deg. 50 min. to the left and run a distance of 105.00 ft., thence turn an angle of 100 deg. 10 min. to the left and run a distance of 210.00 ft., to the North R.O.W. line of said Hwy., thence turn an angle of 79 deg. 50 min. to the left and run along said R.O.W. line a distance of 105.00 ft. to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/15/2025 01:46:31 PM
 \$194.00 PAYGE
 20250415000112390

Allen 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 Janis M. Rowe Hill
 Mailing Address 48 Rowe Hill Circle
Wilsonville AL
35186

Grantee's Name Tonya Rebecca Jones
 Mailing Address Michael Jones
1621 Perry Road
Columbiana, AL 35051

Property Address 1621 Perry Rd
Columbiana, AL
35051

Date of Sale 4-15-25
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 165,800.00

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 Value

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 _____

Print JANIS M. ROWE HILL

Unattested _____

(verified by)

Sign Janis M. Rowe Hill

(Grantor/Grantee/Owner/Agent) circle one