



20250429000126550 1/4 \$364.00
Shelby Cnty Judge of Probate, AL
04/29/2025 08:41:44 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Jane Vick
14 Bullfrog Drive
Calera, AL 35040

WARRANTY DEED

Joint Tenancy With Right of Survivorship
LIFE ESTATE RETAINED BY THE GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$ 500.00), the receipt of sufficiency of which are hereby acknowledged, that **Jane Vick, being the survivor and widow of Carson Vick, who died on or about 10 August, 2023, under Alabama Death Certificate # 2023-36058 and without a probate estate being probated,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Janet Hughes and Thomas Hughes,** hereinafter known as the GRANTEE;

Begin at the NE corner of Section 2, Township 22 South, Range 2 West, and run Westerly along the north side of Section 2 for 441.40 feet to the Point of Beginning. Continue along the last described course for 220.70 feet; Then turn an angle of 92 degrees 12 minutes 01 seconds to the left and run southerly for 1164.05 feet to a point on the north right of way of Shelby County Road No. 42; Then turn an angle of 92 degrees 16 minutes 25 seconds to the left and run easterly along said right of way for 221.35 feet; Then turn an angle of 87 degrees 45 minutes 30 seconds to the left and run northerly along the east side of the middle one-third of the NE 1/4 of the NE 1/4 for 1146.80 feet; to the Point of Beginning.

EXCEPT THE FOLLOWING: A parcel of land to encompass a well located in the NE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 2; Thence run west along the north section line a distance of 662.1 feet; Thence turn left 92 degrees 12 minutes 01 seconds and run southerly a distance of 638.11 feet to the Point of Beginning; Thence turn left 90 degrees 00 minutes 00 seconds and run easterly a distance of 3.00 feet; Thence turn right 90 degrees 00 minutes 00 seconds and run southerly a distance of 12.00 feet; Thence turn right 90 degrees 00 minutes 00 seconds and run westerly a distance of 3.00 feet; Thence turn right 90 degrees 00 minutes 00 seconds and run northerly a distance of 12.00 feet to the Point of Beginning.

Shelby County, AL 04/29/2025
State of Alabama
Deed Tax: \$332.00



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Subject to any and all easements, rights of way, covenants and restrictions of record.

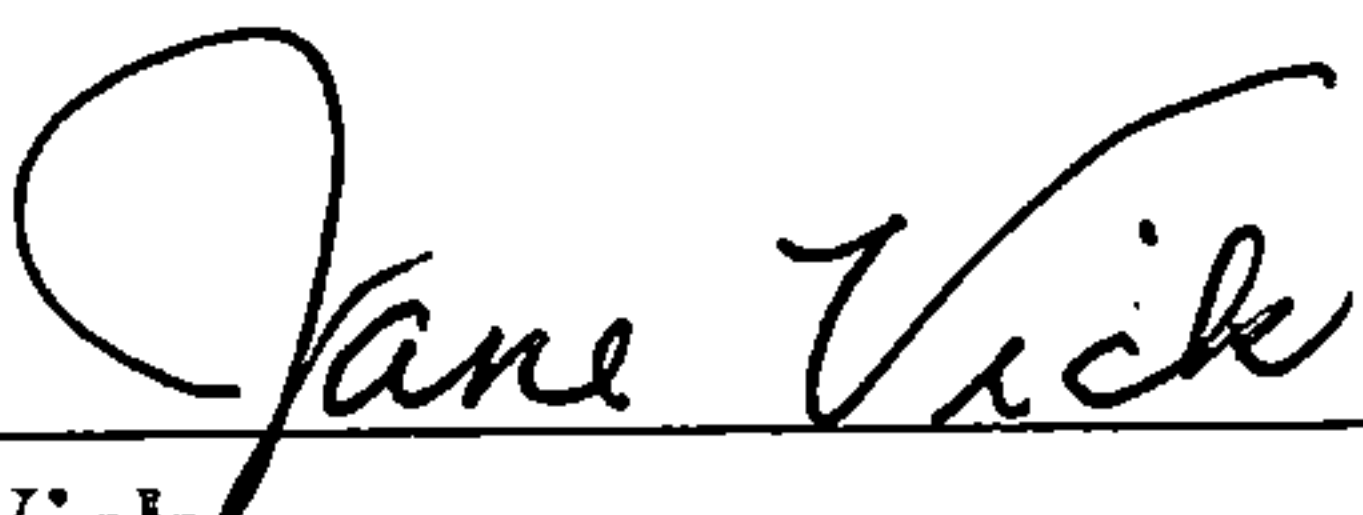
**THE GRANTOR HEREIN HEREBY RETAINS AND RESERVES FOR HERSELF
A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE.**

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instruments recorded as Instrument # 19800324000034680 in the Probate Judge's Office of Shelby County, Alabama.

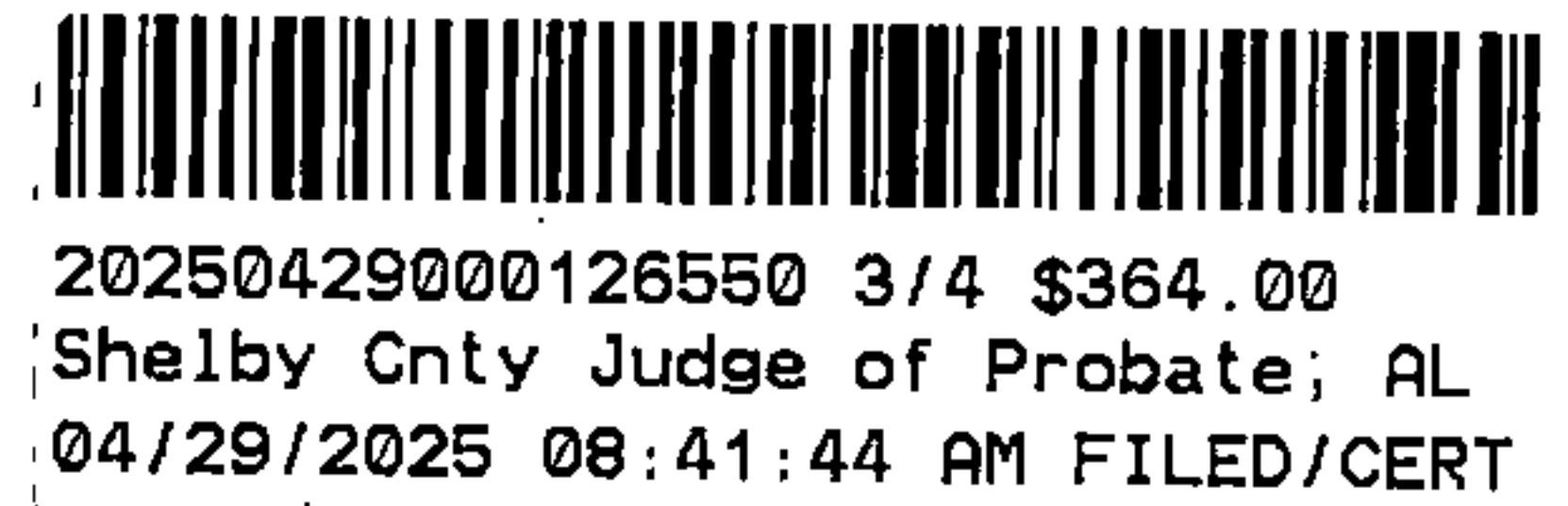
TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the
15 Day of April, 2025.



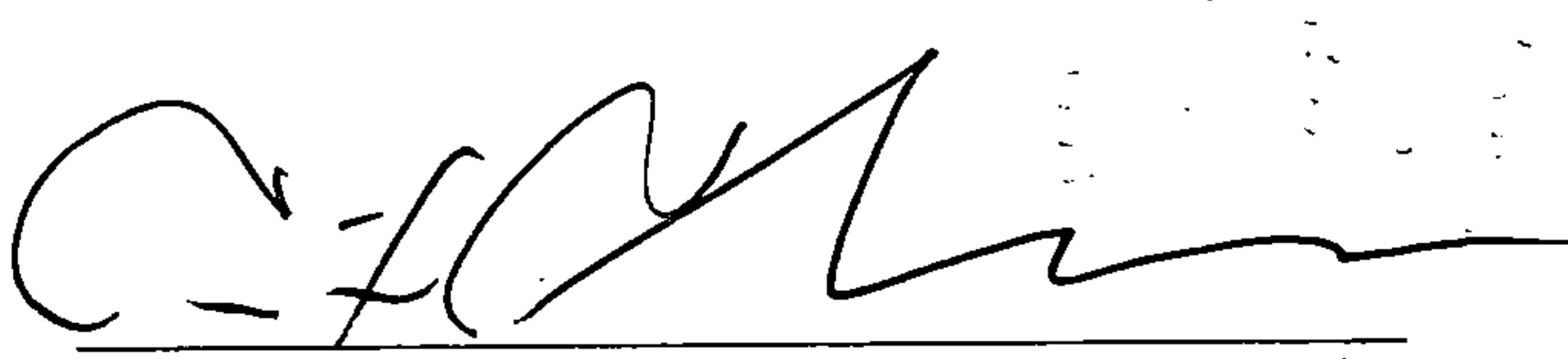
Jane Vick
Grantor



STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Jane Vick, the widow of Carson Vick*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 15 Day of April, 2025.



NOTARY PUBLIC
My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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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 JANE VICK
Mailing Address 14 Bull Frog Dr.
CALERA, AL 35040

Grantee's Name Janet Hughes
Mailing Address Thomas Hughes
48 Bull Frog Dr.
CALERA, AL 35040

Property Address 14 Bull Frog Dr.
CALERA, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 331,620.00

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 RECORDS

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 4/15/25

Unattested

(verified by)

Print Jane Vick

Sign Jane Vick

(Grantor/Grantee/Owner/Agent) circle one