

GRANTEE'S ADDRESS:
505 Highway 333
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 8th day of May, 2025, in consideration of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) and other good and valuable consideration, the undersigned, **RANDAL D. JONES and wife, RENAY J. JONES**, whose address is 505 Highway 333, Columbiana, Alabama, 35051, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **JASON JONES and MOLLY BRASHER**, whose address is 505 Highway 333, Columbiana, Alabama, 35051, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Property street address: 712 Highway 333, Columbiana, Alabama, 35051.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons

whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals
on the day and year first above written.

Randal D. Jones (SEAL)
RANDAL D. JONES

Renay J. Jones (SEAL)
RENAY J. JONES

STATE OF ALABAMA,

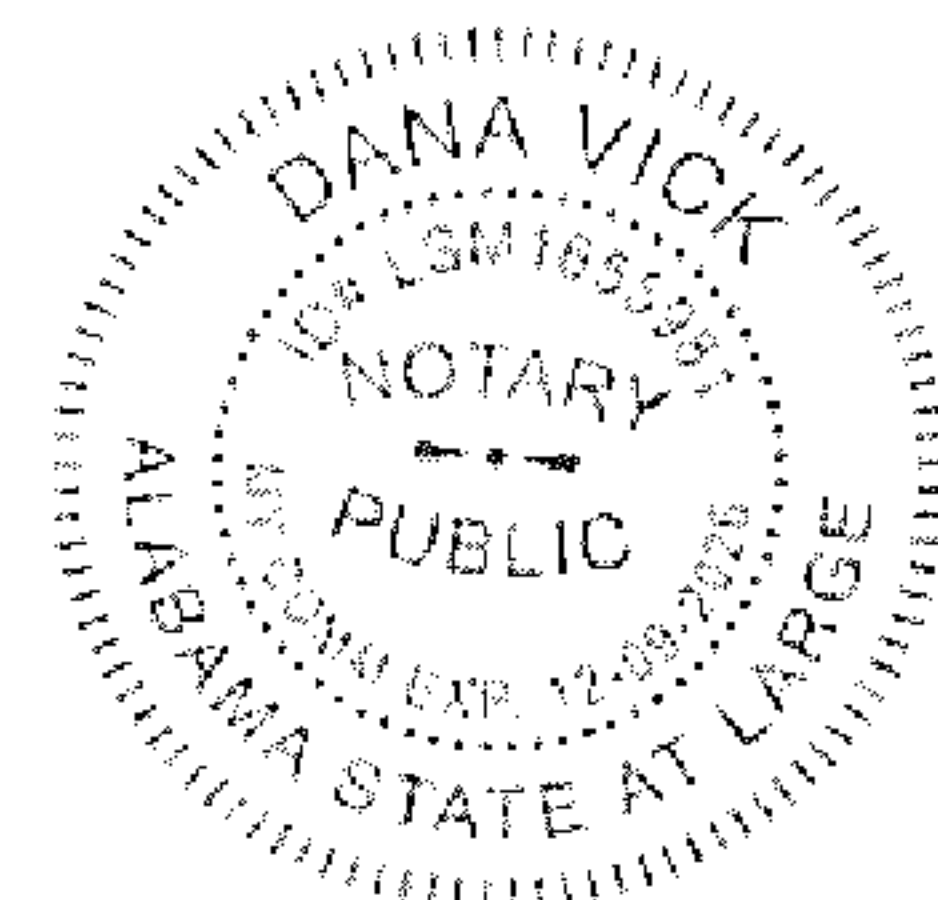
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that
RANDAL D. JONES and wife, RENAY J. JONES, whose names are 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 this the 8th day of May, 2025.

Dana Vick
NOTARY PUBLIC

My Commission Expires: 12/9/2026



This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Grantors: Randal D. Jones and Renay J. Jones

Grantees: Jason Jones and Molly Brasher

Exhibit "A"

That part of the NE1/4 of the SE1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said 1/4-1/4 Section and run West along the North line of said 1/4-1/4 Section for a distance of 219.65 feet to the point of intersection with the centerline of a 60 foot right-of-way of a public road, which road is presently known as Shelby County Highway #333, and thence turn an angle of 42 degrees 07 minutes to the left and run along the centerline of said right-of-way for a distance of 647.5 feet, and thence turn an angle to the left of 80 degrees 22 minutes and run a distance of 30.31 feet to the Southeasterly margin of the right-of-way of said County road, which is the point of beginning of the parcel conveyed hereby; thence continue along the same course for a distance of 252.4 feet to a point, thence turn an angle to the right of 80 degrees and 22 minutes and run a distance of 210 feet to a point; thence turn an angle to the right of 99 degrees 38 minutes and run a distance of 252.4 feet to a point on the Southeasterly margin of the right-of-way of said County road; and, thence turn an angle to the right of 80 degrees 22 minutes and run along the Southeasterly margin of said right-of-way for a distance of 210 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 Randal D. Jones & Renay J. Jones
 Mailing Address 505 Highway 333
Columbiana, AL 35051

Grantee's Name Jason Jones & Molly Brasher
 Mailing Address 505 Highway 333
Columbiana, AL 35051

Property Address 712 Highway 333
Columbiana, AL 35051

Date of Sale 5-8-2025

Total Purchase Price \$ 300,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2025 08:13:00 AM
 \$331.00 PAYGE
 20250512000141560

Allen S. Byrd

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 5-8-2025

Print J. Van Wilkins

☐ Unattested

Sanavick
 (verified by)

Sign

J. Van Wilkins
 (Grantor/Grantee/Owner/Agent) circle one