

This Instrument was Prepared by:

Send Tax Notice To: Mindy Kitchen

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

4930 Hwy 51
Wilsmville, AL 35186

File No.: MV-25-30576

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seven Thousand Dollars and No Cents (\$107,000.00)**, 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, **David Stephen Jones and Jacqueline L. Jones**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mindy Kitchen**, (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 2025 taxes 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 Grantee, his, her or their heirs and assigns forever.

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 9th day of June, 2025.

David Stephen Jones

Jacqueline L. Jones

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 David Stephen Jones and Jacqueline L. Jones, 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 9th day of June, 2025

Notary Public, State of Alabama

My Commission Expires: August 19, 2028

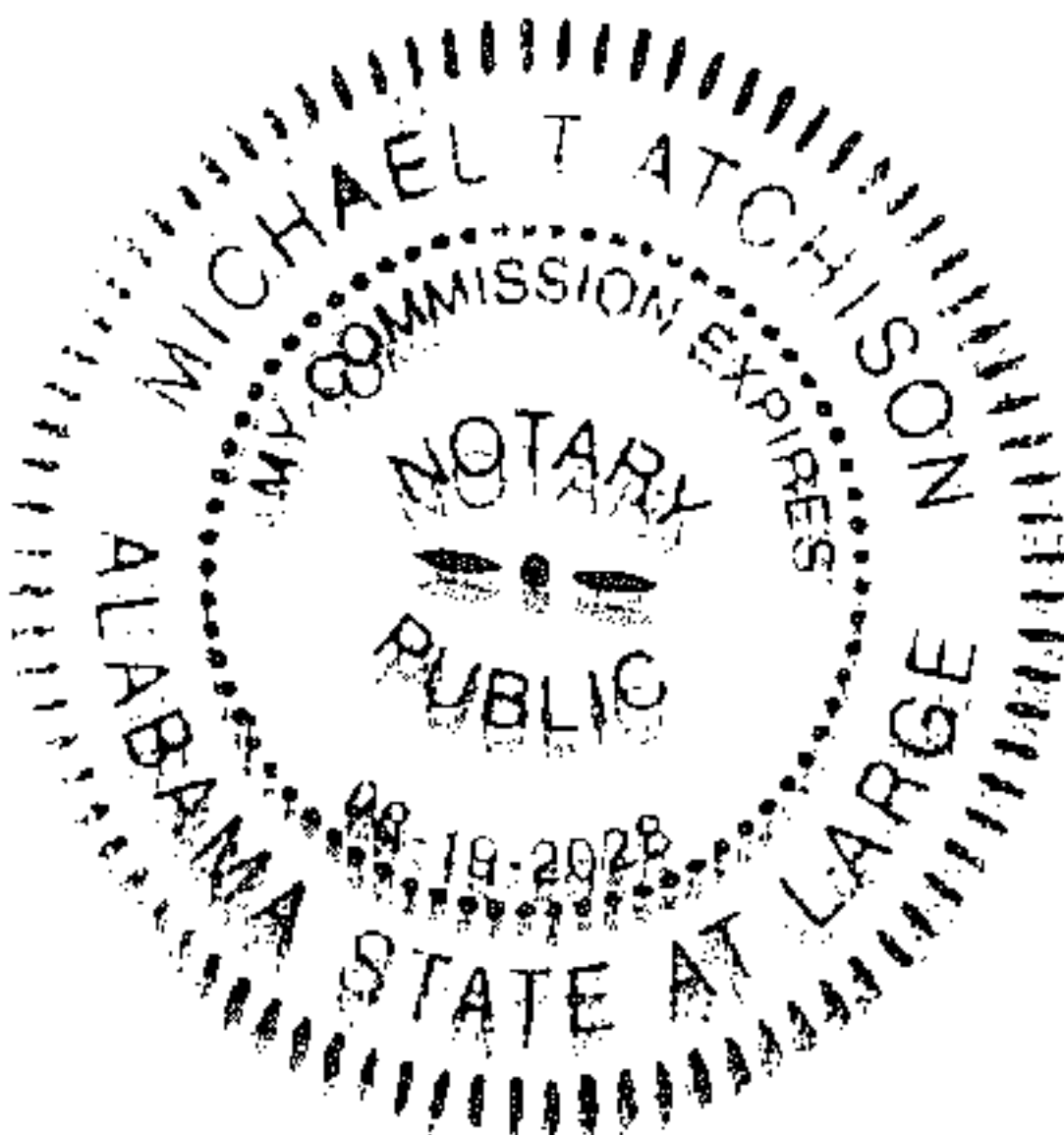


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East; thence South along the East line of said 1/4-1/4 Section 232.00 feet to the point of beginning; thence continue along last described course 513.00 feet to a point on the North right-of-way of County Road 51; thence West and along said right-of-way 200.00 feet; thence North along a line parallel to the East line of said 1/4-1/4 Section run 358.00 feet; thence North 45 degrees East and run 290.00 feet to the Point of Beginning. Situated in Shelby County, Alabama.

According to the Survey of Robert C. Farmer, RLS #14720, dated August 21, 1989.

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

Grantor's Name	David Stephen Jones Jacqueline L. Jones	Grantee's Name	Mindy Kitchen
Mailing Address	<u>437 County Rd 174</u> <u>Tennison, AL 35085</u>	Mailing Address	<u>4930 Hwy 51</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>4990 Highway 51</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>June 09, 2020</u>
		Total Purchase Price	<u>\$107,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 June 04, 2025Print David Stephen Jones

Unattested **Filed and Recorded**
Official Public Record (verified by)

Sign David Stephen Jones
(Grantor/Grantee/Owner/Agent) circle one

Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/09/2025 10:47:07 AM
\$135.00 JOANN
20250609000175650

Form RT-1

Allen S. Bayl