

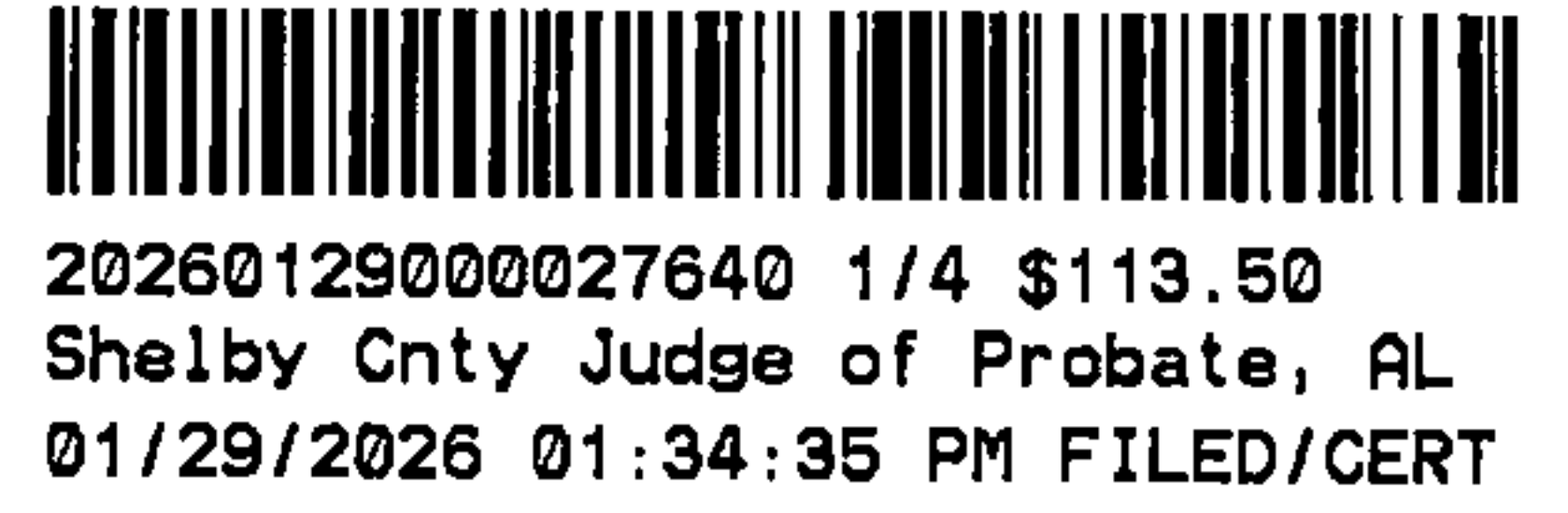
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
Jordan W. Simmons
Candice F. Simmons

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/00 DOLLARS (\$82,500.00)**, 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, **Jordan W. Simmons, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Jordan W. Simmons and Candice F. Simmons, 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 EXHIBIT A FOR LEGAL DESCRIPTION:

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2026.
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 29th day of January 2026.

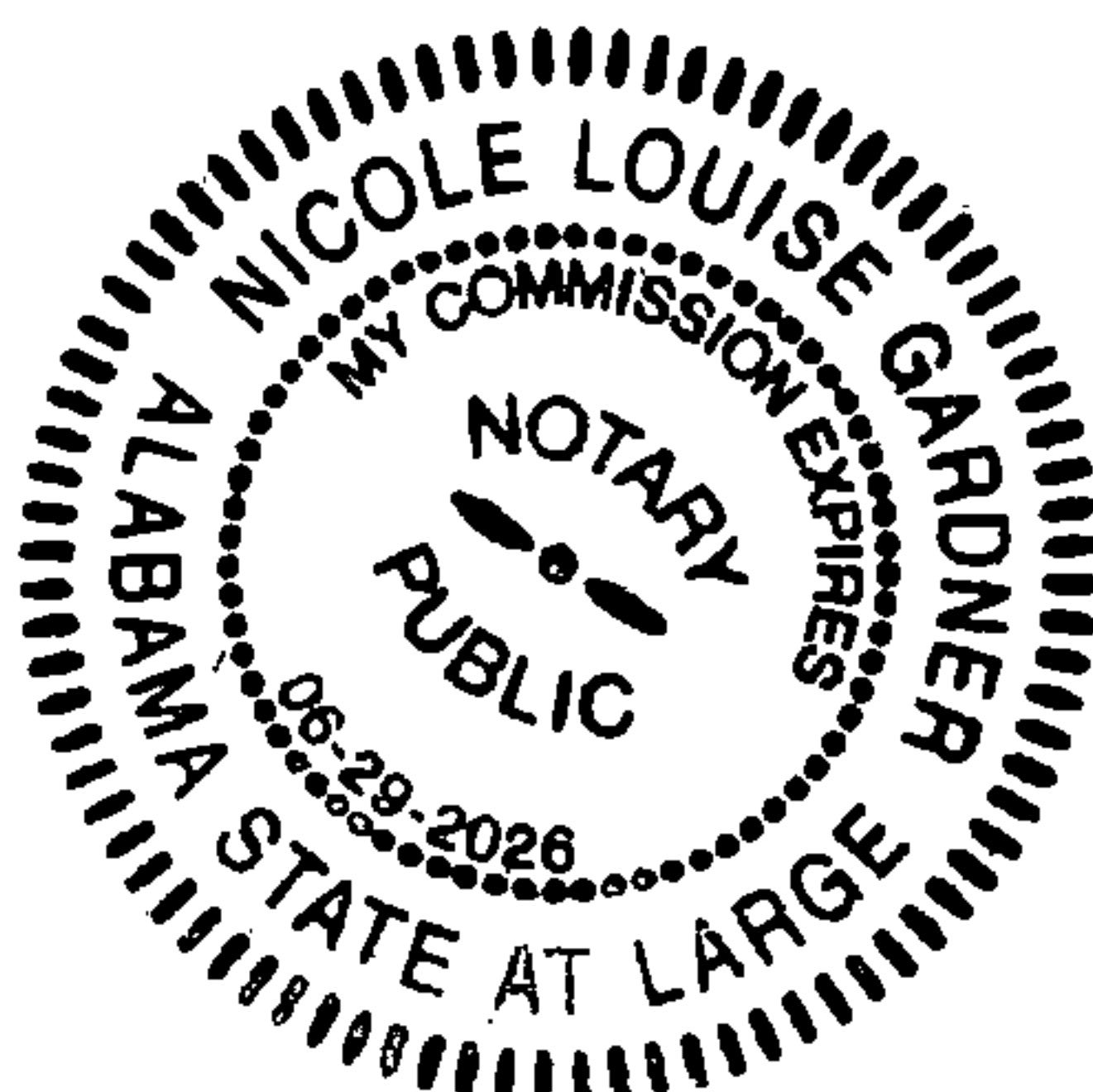


Jordan W. Simmons

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jordan W. Simmons**, whose names are 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 29th day of January 2026.





Notary Public
My Commission Expires: 

Shelby County, AL 01/29/2026
State of Alabama
Deed Tax: \$82.50



20260129000027640 2/4 \$113.50
Shelby Cnty Judge of Probate, AL
01/29/2026 01:34:35 PM FILED/CERT

EXHIBIT A LEGAL DESCRIPTION

A Parcel of land situated in Fractional Section 20, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE Corner of Lot 2 of Ronald Horton Family Subdivision, as recorded in Map Book 43, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama; thence N00°28'25"W a distance of 32.24'; thence N88°14'04"E a distance of 200.00' to the POINT OF BEGINNING; thence continue N88°14'04"E a distance of 1220.01'; thence N00°36'35"W a distance of 758.77'; thence S87°39'34"W a distance of 1202.32'; thence S00°46'13"W a distance of 747.28' to the POINT OF BEGINNING. Said Parcel containing 20.92 acres, more or less.

ALSO AND INCLUDING a 30.00' Ingress/Egress and Utility Easement, as recorded in Instrument #20170922000345960, in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Real Estate Sales Validation Form



20260129000027640 4/4 \$113.50
Shelby Cnty Judge of Probate, AL
01/29/2026 01:34:35 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Jordan W. Simmons
Mailing Address 322 Southern Hills Dr
Calera, AL
35040

Grantee's Name Jordan W. Simmons
Mailing Address 322 Southern Hills Dr
Calera AL
35040

Property Address: 2599 Co Rd 86
Calera AL
35040

Date of Sale 1-29-26
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 82,500.00

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 Jordan W. Simmons

Unattested _____

(verified by)

Sign Jordan W. Simmons
(Grantor/Grantee/Owner/Agent) circle one