



20141219000399870 1/3 \$165.00
 Shelby Cnty Judge of Probate, AL
 12/19/2014 03:17:07 PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
 P O Box 587
 Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Ryan Davis
2161 Sun Valley Road
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Forty Five Thousand and No/00 Dollars (\$145,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donnie R. Lansford and wife, Deborah C. Lansford, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Jason Ryan Davis and Codie Lee Davis (herein referred to as grantee, whether one or more)**, 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, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$130,000.00 of the above consideration is being paid from a purchase money mortgage being recorded 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, 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 18th day of December, 2014.

Donnie R. Lansford
 Donnie R. Lansford
Deborah C. Lansford
 Deborah C. Lansford

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donnie R. Lansford and Deborah C. Lansford, who are signed to the foregoing conveyance, and who are known to me, 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 and official seal this 18th day of December, 2014.



William R. Justice
 Notary Public

Shelby County, AL 12/19/2014
 State of Alabama
 Deed Tax: \$145.00

EXHIBIT "A"
LEGAL DESCRIPTION


20141219000399870 2/3 \$165.00
Shelby Cnty Judge of Probate, AL
12/19/2014 03:17:07 PM FILED/CERT

PARCEL 1:

Lot No. 16 of the Property of Charles W. Mobley as shown on a plat prepared by Norman D. Deloach, Ala. R.L.S. No. 8760, dated May 2, 1983 and recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama. Said property is located in Sections 3, 4 and 10, Township 20 South, Range 2 East, being situated in Shelby County, Alabama. Less and except 1/2 interest in mineral and mining rights.
LESS AND EXCEPT the following described parcel:

Commencing at the southeast corner of the SW 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 05 minutes 24 seconds East a distance of 41.58 feet to a fence corner; thence proceed along said fence line the following courses: thence 02 degrees 42 minutes 52 seconds East a distance of 769.83 feet to a fence corner; thence North 89 degrees 41 minutes 39 seconds West a distance of 40.66 feet to a fence corner; thence South 89 degrees 31 minutes 24 seconds West a distance of 14.93 feet to a 5/8 inch capped rebar set, said point also being the point of beginning herein described parcel of land; thence South 69 degrees 27 minutes 31 seconds West a distance of 163.56 feet to a 5/8 inch capped rebar set; thence North 25 degrees 02 minutes 24 seconds West a distance of 212.91 feet to a 5/8 inch capped rebar set; thence North 89 degrees 23 minutes 15 seconds East a distance of 250.80 feet to a 5/8 inch capped rebar set; thence South 03 degrees 06 minutes 47 seconds West a distance of 138.39 feet to the point of beginning.

LESS AND EXCEPT property described in deeds recorded in Inst. No. 2009-34598, Probate Office, Shelby County, Alabama.

LESS AND EXCEPT PARCEL 2, being more particularly described as follows:

A part of Lot 16, according to the Map of Charles W. Mobley as recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 05 minutes 24 seconds East a distance of 41.58 feet to a fence corner; thence proceed along said fence line the following courses: North 02 degrees 42 minutes 52 seconds East, a distance of 785.68 feet to the point of beginning; thence South 66 degrees 34 minutes 42 seconds West a distance of 66.07 feet; thence North 138.39 feet; thence East to an existing fence; thence South along said fence to the point of beginning.

All being situated in Shelby County, Alabama.

D.R.L.
DCL

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Donnie R. & Deborah C. Lansford
Mailing Address 2125 Sun Valley Road
Harpersville, AL 35078

Grantee's Name Jason Ryan Davis
Mailing Address 2161 Sun Valley Road
Harpersville, AL 35078

Property Address Harpersville, AL

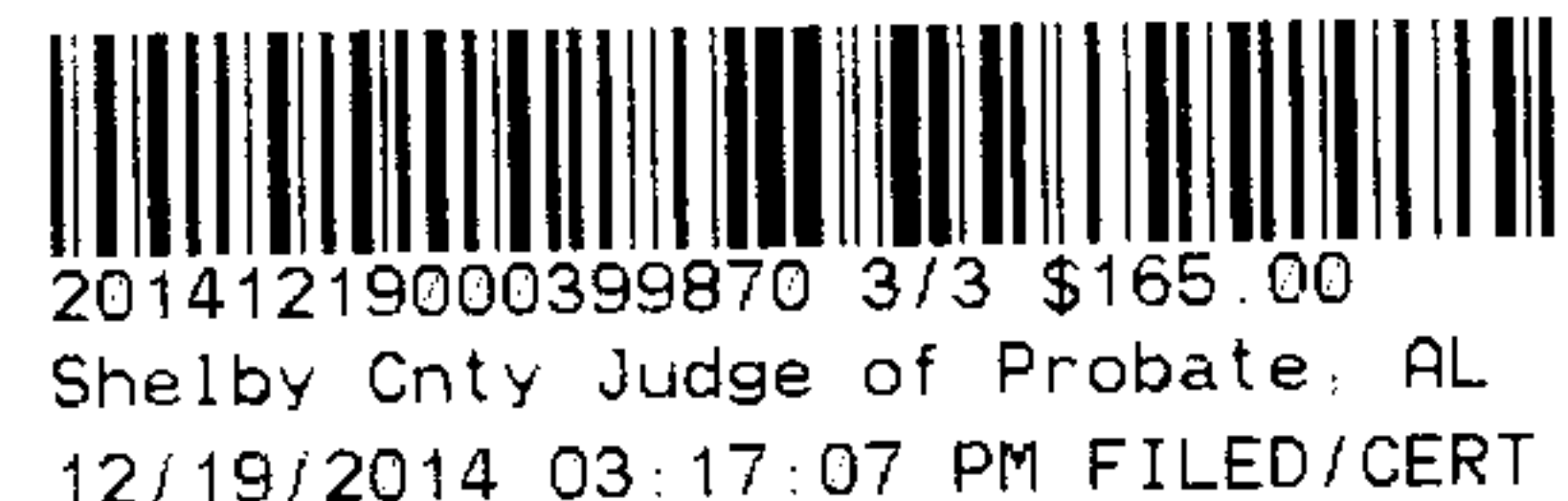
Date of Sale 12-18-14

Total Purchase Price \$ 145,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 12-18-14

Sign Donnie R. Lansford
(Grantor/Grantee/Owner/Agent) circle one
Print Donnie R. Lansford

☐ Unattested

(Verified by)