

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

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Nichole Davis**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **FIFTY SIX THOUSAND DOLLARS and NO/00 (\$56,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Jimmy Davis and wife, Tammy Davis*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Nichole Davis*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***Lot 2AA, according to a Resubdivision of Lots 2A of A Family Resubdivision of Lot 2 of Addition to Lot 2 of Evans Family Acres, recorded in Map Book 45, Page 36, Probate Office of Shelby County, Alabama.***

**SUBJECT TO:**

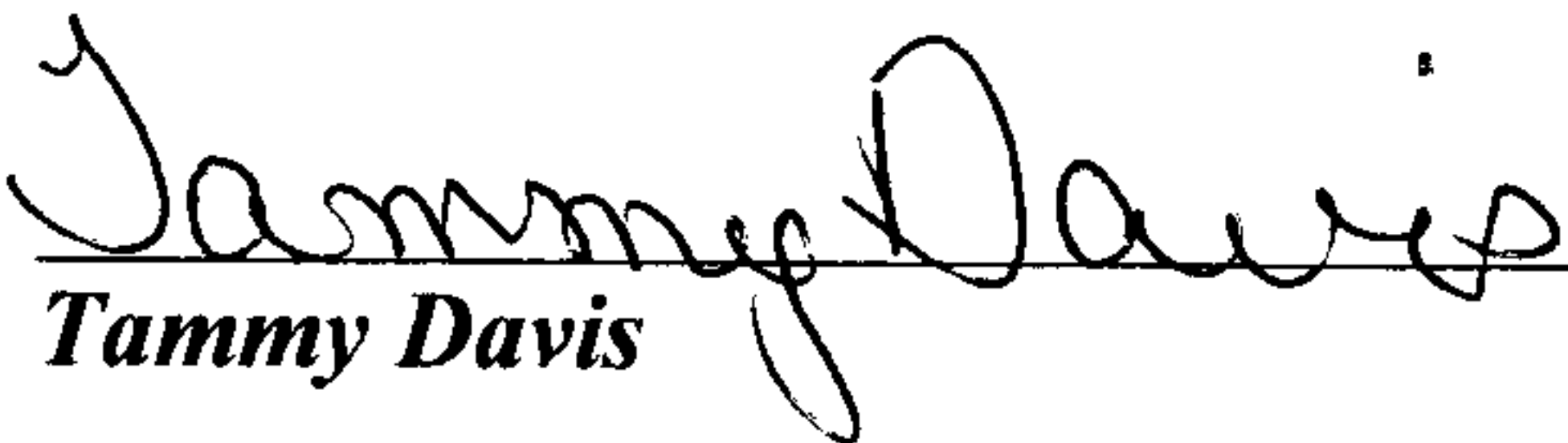
- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

**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 4<sup>th</sup> day of November, 2015.

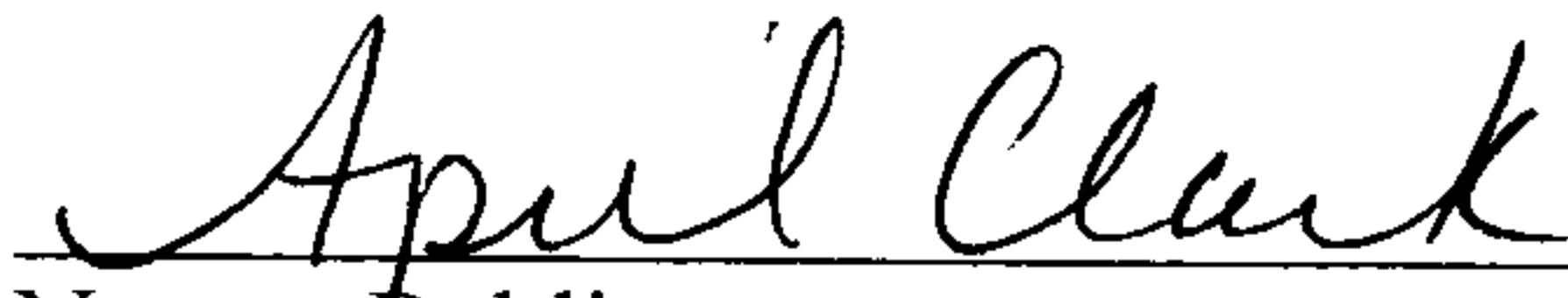
  
**Jimmy Davis**

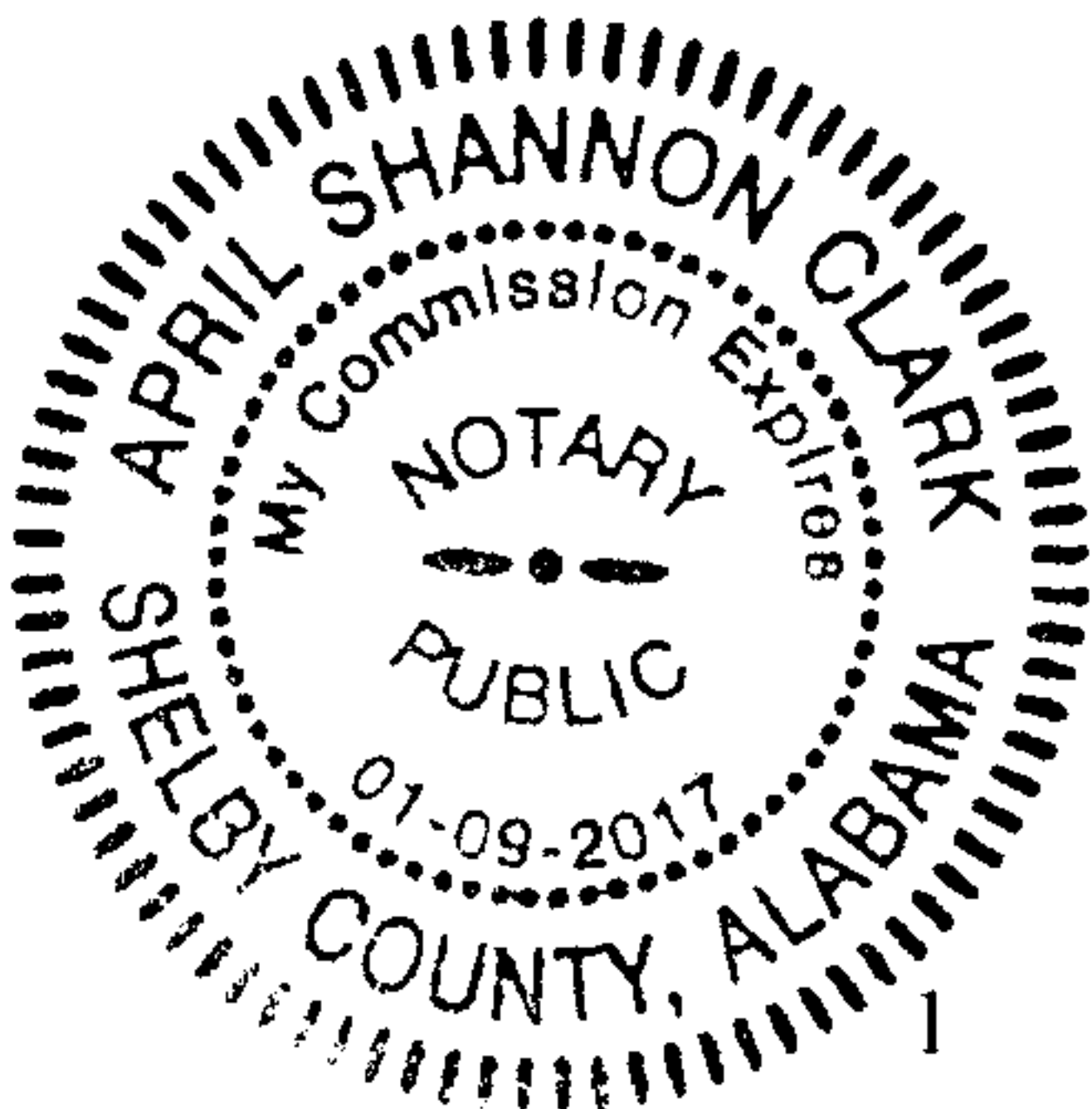
  
**Tammy Davis**


**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Jimmy Davis and Tammy Davis***, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of November, 2015.

  
Notary Public  
My Commission Expires: 1-9-2017



  
20151109000388360 1/2 \$73.00  
Shelby Cnty Judge of Probate, AL  
11/09/2015 11:27:22 AM FILED/CERT

Shelby County, AL 11/09/2015  
State of Alabama  
Deed Tax: \$56.00



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name

Jimmy Davis  
228 Edgeland Road  
Vandiver, AL 35176

Mailing Address

Property Address

Lot 2AA

Grantee's Name

Mailing Address

Nichole Davis  
228 Edgeland Road  
Vandiver, AL 35176

Date of Sale

11-4-2015

Total Purchase Price

or

Actual Value

\$56,000.00

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 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 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 11-4-15

Unattested

AC

(verified by)

Print

Jimmy Davis

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



20151109000388360 2/2 \$73.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1