

**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:*  
**Jimmy Davis**  
**274 Edgeland Lane**  
**Vandiver AL 35176**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **THIRTY SIX THOUSAND AND NO/00 DOLLARS (\$36,000.00)**, 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, ***Nichole Davis, a single woman (herein referred to as Grantor)*** grant, bargain, sell and convey ***Jimmy Davis and Tammy Davis (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:  
*A parcel of land to be known as Lot 2B of a resurvey of Lot 2, of Addition to Lot 2 of Evans Family Acres, in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:*

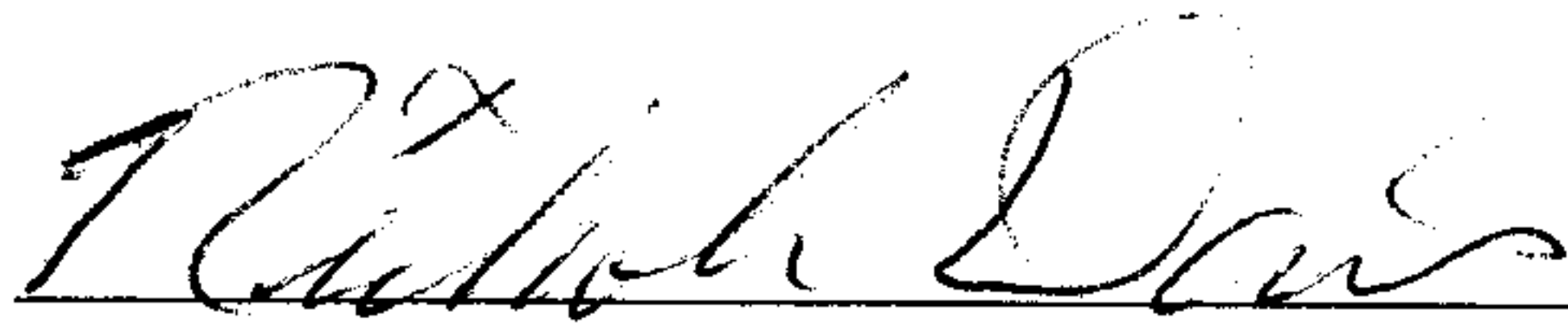
*Commence at the SW corner of the SW ¼ of the SW ¼ of Section 1, Township 18 South, Range 1 East, Shelby County, Alabama ;thence North 87°24’28” East a distance of 566.82 feet; thence North 87°26’56” East a distance of 288.57 feet to the point of beginning; thence North 87°11’00” East a distance of 375.66 feet; thence North 08°19’48” East a distance of 125.76 feet; thence South 87°11’00” West a distance of 181.17 feet; thence North 04°07’20” East a distance of 58.84 feet; thence south 87°11’00” West a distance of 60.00 feet; thence South 39°34’01” West a distance of 246.12 feet to the Point of Beginning.*

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2013.
- 2. Easements, restrictions, rights of way, and permits of record.

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

  
**Nichole 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 ***Nichole Davis***, whose name is 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, she 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.

Shelby County, AL 11/09/2015  
State of Alabama  
Deed Tax: \$36.00



  
Notary Public  
My Commission Expires: 1-9-2017

  
20151109000388370 1/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
11/09/2015 11:27:23 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name

Nichole Davis  
228 Edgeland Road  
Vandiver, AL 35176

Grantee's Name

Jimmy Davis  
274 Edgeland Road  
Vandiver, AL 35176

Property Address

Lot 2B resurvey of  
Lot 2

Date of Sale

11-4-15

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$36,000.00

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 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

Print Jimmy Davis

Unattested

AC  
(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one



20151109000388370 2/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
11/09/2015 11:27:23 AM FILED/CERT

Form RT-1