

This Instrument was Prepared by:

Send Tax Notice To: Chance Heath Davis

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

3660 Hwy 28  
Columbiana, AL 35051

File No.: MV-16-23002

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, 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, **Kayla Carlisle, a single woman, Shane Carlisle, a man and Kimberly Carlisle, a woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chance Heath Davis**, (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 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$127,645.00** 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 30th day of June, 2016.

*Kayla Carlisle*  
\_\_\_\_\_  
Kayla Carlisle

*Shane Carlisle*  
\_\_\_\_\_  
Shane Carlisle

*Kimberly Carlisle*  
\_\_\_\_\_  
Kimberly Carlisle

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kayla Carlisle, Shane Carlisle and Kimberly Carlisle, 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 30th day of June, 2016.

*Mike T. Atchison*  
\_\_\_\_\_  
Notary Public, State of Alabama

Mike T. Atchison  
My Commission Expires: October 04, 2016



Shelby County, AL 07/01/2016  
State of Alabama  
Deed Tax: \$2.50

20160701000229140 1/3 \$24.50  
Shelby Cnty Judge of Probate, AL  
07/01/2016 09:55:44 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the point of intersection of the West boundary line of the SE Quarter of the NW Quarter, Section 33, Township 21, Range 1 East, with the South right of way of Shelby County Road no. 28; thence run East along the South right of way line of said road a distance of 350 feet; thence run South parallel to the West boundary line of SE Quarter of NW Quarter and the NE Quarter of SW Quarter, Section 33, Township 21, Range 1 East, a distance of 250 feet; thence run West parallel to the South right of way line of said road a distance of 350 feet to the West boundary line of NE Quarter of SW Quarter; thence run North along the West boundary line of NE quarter of SW Quarter; thence run North along the West boundary line of NE Quarter of SW Quarter of NW quarter, a distance of 250 feet to the point of beginning. Situated in Shelby County, Alabama.

  
20160701000229140 2/3 \$24.50  
Shelby Cnty Judge of Probate, AL  
07/01/2016 09:55:44 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 Kayla Carlisle, Shane Carlisle and Kimberly Carlisle  
Mailing Address 41 Downs Circle  
Shelby AL 35143  
Property Address 3660 Highway 28  
Columbiana, AL 35051

Grantee's Name Chance Heath Davis  
Mailing Address 3660 Hwy 28  
Columbiana AL 35051  
Date of Sale June 30, 2016  
Total Purchase Price \$130,000.00  
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  Appraisal  
 Sales Contract  Other  
 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 30, 2016

Unattested

\_\_\_\_\_  
(verified by)

Print Kayla Carlisle, Shane Carlisle and Kimberly Carlisle

Sign Kayla Carlisle Shane Carlisle  
Kimberly Carlisle  
(Grantor/Grantee/Owner/Agent) circle one



20160701000229140 3/3 \$24.50  
Shelby Cnty Judge of Probate, AL  
07/01/2016 09:55:44 AM FILED/CERT

**Form RT-1**