

This Instrument was Prepared by:

Send Tax Notice To: Frances F. Davis

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

1437 32nd Street  
Ensley AL 35218

File No.: S-17-24272

## WARRANTY DEED



20171220000453680 1/2 \$30.50  
Shelby Cnty Judge of Probate. AL  
12/20/2017 02:37:34 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twelve Thousand Five Hundred Dollars and No Cents (\$12,500.00)**, 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, **The Estate of Byron Carey Jackson, deceased, Probate Case 14-00159, in the Probate Office of Montgomery County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frances F. Davis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 24, according to the amended map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

**Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Byron Carey Jackson and Carey Jackson are one in the same person.**


**\$0.00** 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 18th day of December, 2017.

THE ESTATE OF BYRON CAREY JACKSON,  
DECEASED, PROBATE CASE 14-00159, IN THE  
PROBATE OFFICE OF MONTGOMERY COUNTY,  
ALABAMA

  
By Sharon Lynne Roberson  
Personal Representative

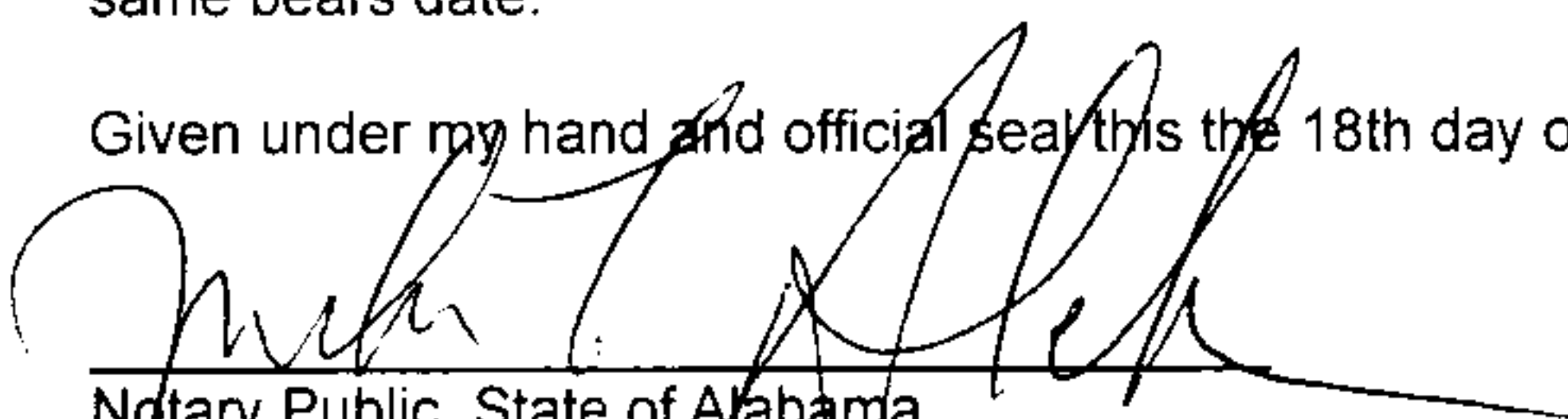
Shelby County, AL 12/20/2017  
State of Alabama  
Deed Tax: \$12.50

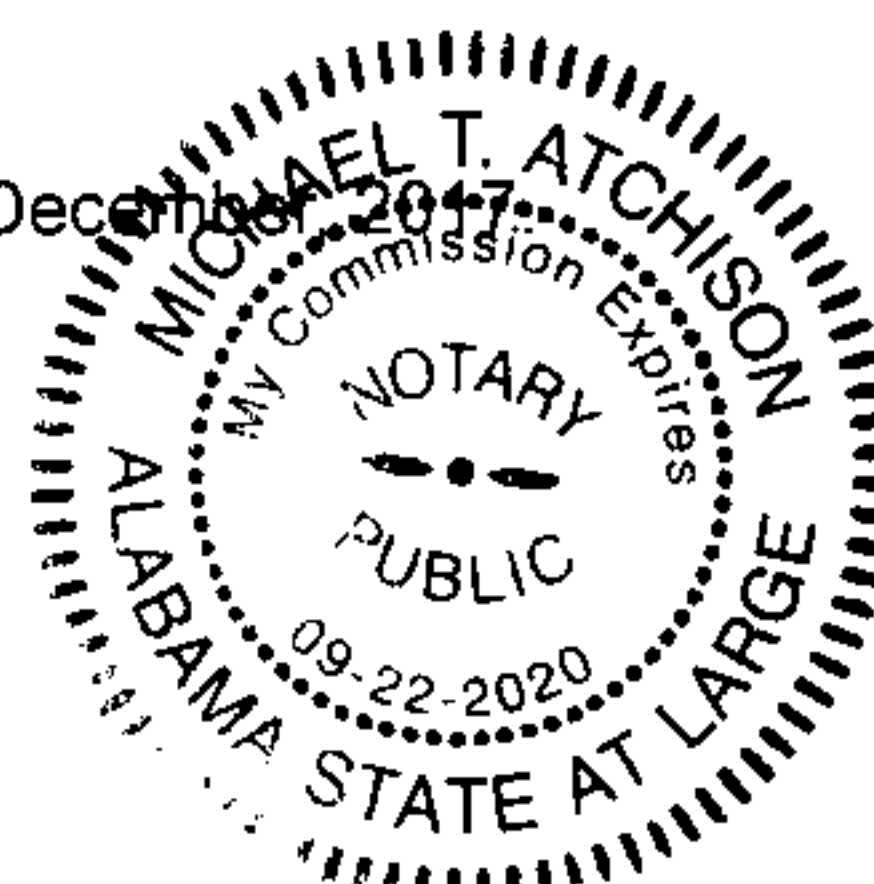
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sharon Lynne Roberson, as Personal Representative of The Estate of Byron Carey Jackson, deceased, Probate Case 14-00159, in the Probate Office of Montgomery County, Alabama, 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 18th day of December, 2017.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



## Real Estate Sales Validation Form


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

Grantor's Name	The Estate of Byron Carey Jackson, deceased, Probate Case 14-00159, in the Probate Office of Montgomery County, Alabama	Grantee's Name	Frances F. Davis
Mailing Address	<u>51 Shades Crest Rd</u> <u>Birmingham, AL 35226</u>	Mailing Address	<u>1437 32nd Street</u> <u>Ensley, AL 35218</u>
Property Address	<u>0 Acton Drive</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>December 18, 2017</u>
		Total Purchase Price	<u>\$12,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

xx Bill of Sale  
xx Sales Contract  
xx Closing Statement

xx Appraisal  
xx Other

  
20171220000453680 2/2 \$30.50  
Shelby Cnty Judge of Probate, AL  
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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 December 15, 2017

Print The Estate of Byron Carey Jackson, deceased,  
Probate Case 14-00159, in the Probate Office of  
Montgomery County, Alabama

Unattested

Sign Sharon Lynne Salmons

Form RT-1