20201103000497980 11/03/2020 02:07:26 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
Brandon Broadhead and
Jennifer Broadhead
105 Indigo Lane
Calera, AL 35040

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTEEN THOUSAND AND 00/100 (\$16,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Roslyn G. Davis, an unmarried woman, the surviving grantee in that certain joint survivorship deed recorded as intrument number 1993-30787 in the Probate Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about Office of Shelby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Brandon Broadhead and Jennifer Broadhead, husband and wife (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2A, according to the resurvey of lots 1 & 2 of Laurel Road Subdivision, as recorded in Map Book 51, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2nd day of November, 2020.

Roslyn G. Daviš

STATE OF ALABAMA SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Roslyn G. Davis**, 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 concents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2020.

Notary Public

My Commission Expires: 1/18/2021

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Real Estate Sales Validation Form

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

		-	F	
irantor's Name	Rosiyn G. Davis		Grantce's Name	Brandon Broadhead and Jennifer
Aailing Address	85 Laurel Road Calera, AL 35040		Mailing Address	Broadhead 105 Indigo Lane
			چیندیا ^د .	Calera, AL 35040
roperty Address	Census Tract 030605, I Calera, AL 35040	Block 2057	Date of Sale	November 2, 2020
			Total Purchase Price	\$16,000.00
			Or Actual Value	
			Or	1 ² h
			Assessor's Market Valu	
		claimed on this form ca tentary evidence is not r		following documentary evidence:
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Sales Co		Other:		····
X Closing	Statement			
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Grantee's name being conveye		ss - provide the name of	the person or perso	ons to whom interest to property is
.a. #*	ss - the physical add to the property was	26. ■ 6 *	ng conveyed, if ava	ailable. Date of Sale - the date on
-	price - the total amone instrument offered		se of the property,	both real and personal, being
conveyed by tl	• • •	d for record. This may b	7. • • • • • • • • • • • • • • • • • • •	both real and personal, being appraisal conducted by a licensed
current use val valuing proper	luation, of the proper	rty as determined by the	local official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furt	ther understand that		imed on this form i	d in this document is true and may result in the imposition of the
Date Novembe	er 2, 2020		Print: Justin Smit	lherman
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Form RT-1

Official Public Records

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Shelby County, AL

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\$44.00 MISTI

Clerk

Judge of Probate, Shelby County Alabama, County