

This instrument was prepared by:  
David P. Condon, P.C.

Send tax notice to:

100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Davies Living Trust, dated August  
31, 2000  
2575 Comanche Drive  
Birmingham, Alabama 35244

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Fifty-One Thousand and 00/100 Dollars (\$251,000)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Chad Mathis and his wife Angela Mathis**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**James F. Davies and Mary E. Davies as Co-Trustees of the Davies Living Trust, dated August 31, 2000**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:


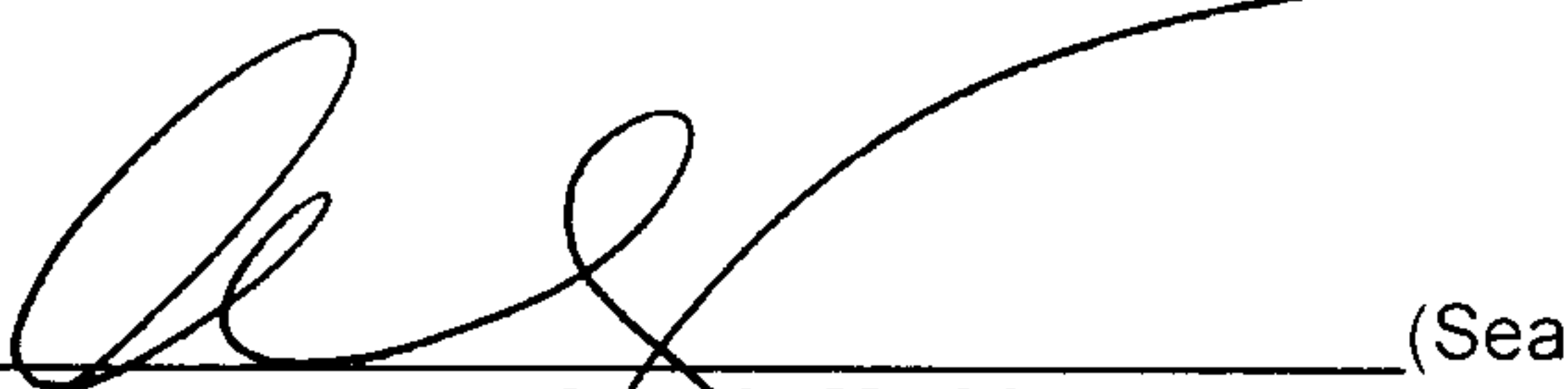
**Lot 2, according to the Map and Survey of Meadow Brook, 12th Sector-1st Addition as recorded in Map Book 10, Page 99, in the Probate Office of Shelby County, Alabama.**

Subject to: (1) 2013 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

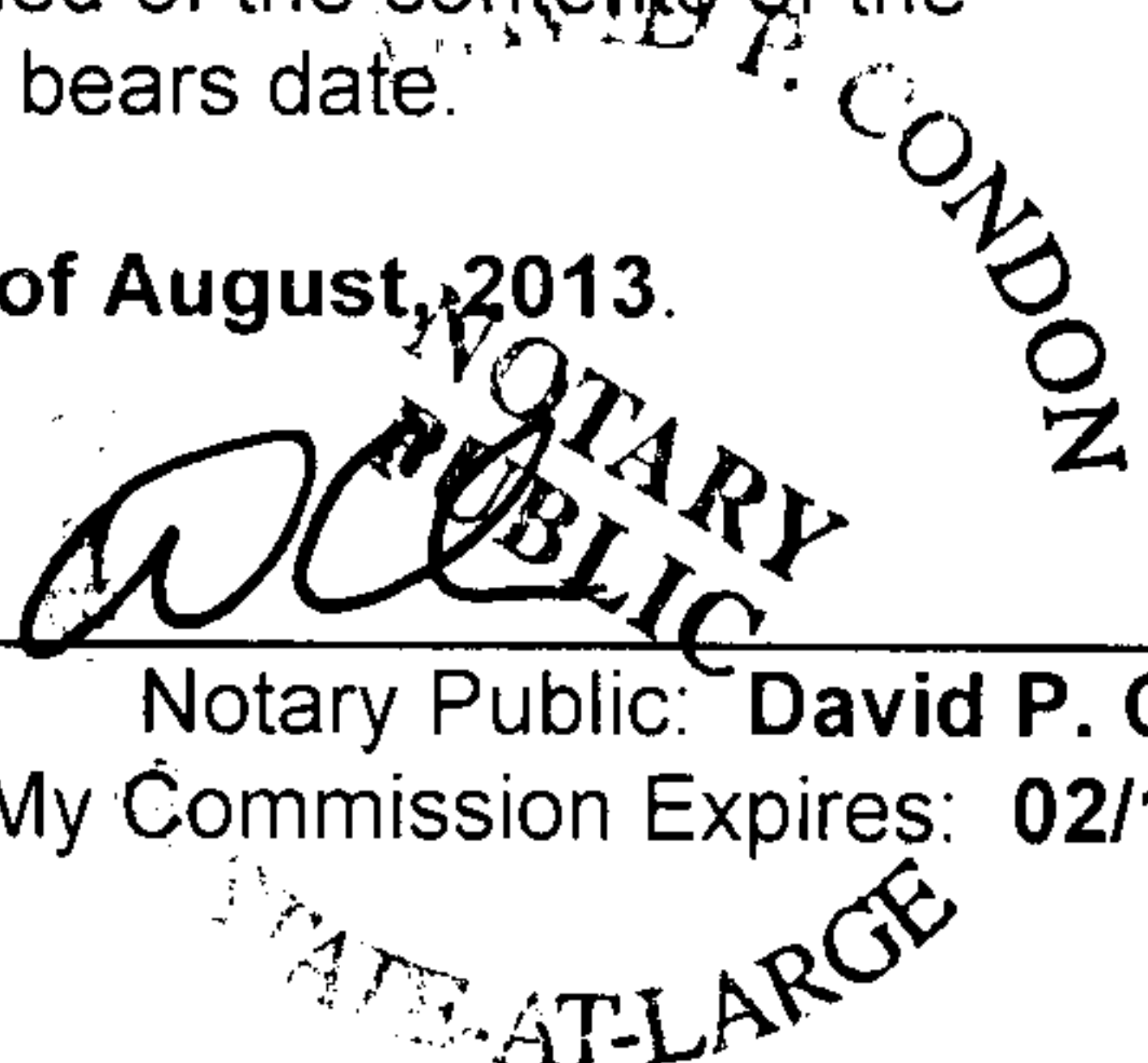
IN WITNESS WHEREOF, we have set our hands and seals, this **15th day of August, 2013.**

 (Seal)  (Seal)  
**Chad Mathis** **Angela Mathis**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Chad Mathis and Angela Mathis** whose names are signed to the foregoing conveyance, and who are 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 **15th day of August, 2013.**

  
Notary Public: **David P. Condon**  
My Commission Expires: **02/12/2014**  
NOTARY PUBLIC  
DAVID P. CONDON  
STATE-AT-LARGE



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Chad & Angela Malin  
2575 Comanche Dr  
B'ham, AL 35244

Grantee's Name  
Mailing Address

James & Mary Davis  
2575 Comanche Dr  
B'ham, AL 35244

Property Address

2575 Comanche Dr  
B'ham, AL 35244

Date of Sale

8/15/13

Total Purchase Price \$

25,000

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 or 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

8/21/13

Print

Deon Bagwell for David A. Gordon Jr.

Signature

Deon Bagwell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one