

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Antonio D Davis II

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Nineteen Thousand Nine Hundred dollars and Zero cents (\$119,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gleemon Ray and wife, Earlene Ray (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Antonio D Davis II (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EHXIBIT A FOR LEGAL DESCRIPTION

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$117,727.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND 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, we have hereunto set our hand(s) and seal(s), this 31st day of October, 2013.

_____	(SEAL)	<u>Gleemon Ray</u>	(SEAL)
		Gleemon Ray	
_____	(SEAL)	<u>Earlene Ray</u>	(SEAL)
		Earlene Ray	
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Gleemon Ray and Earlene Ray 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 31st day of October, 2013.

My Commission Expires: 10-4-16

[Signature]
Notary Public

20131101000432610 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
11/01/2013 03:10:46 PM FILED/CERT

Shelby County, AL 11/01/2013
State of Alabama
Deed Tax:\$2.50

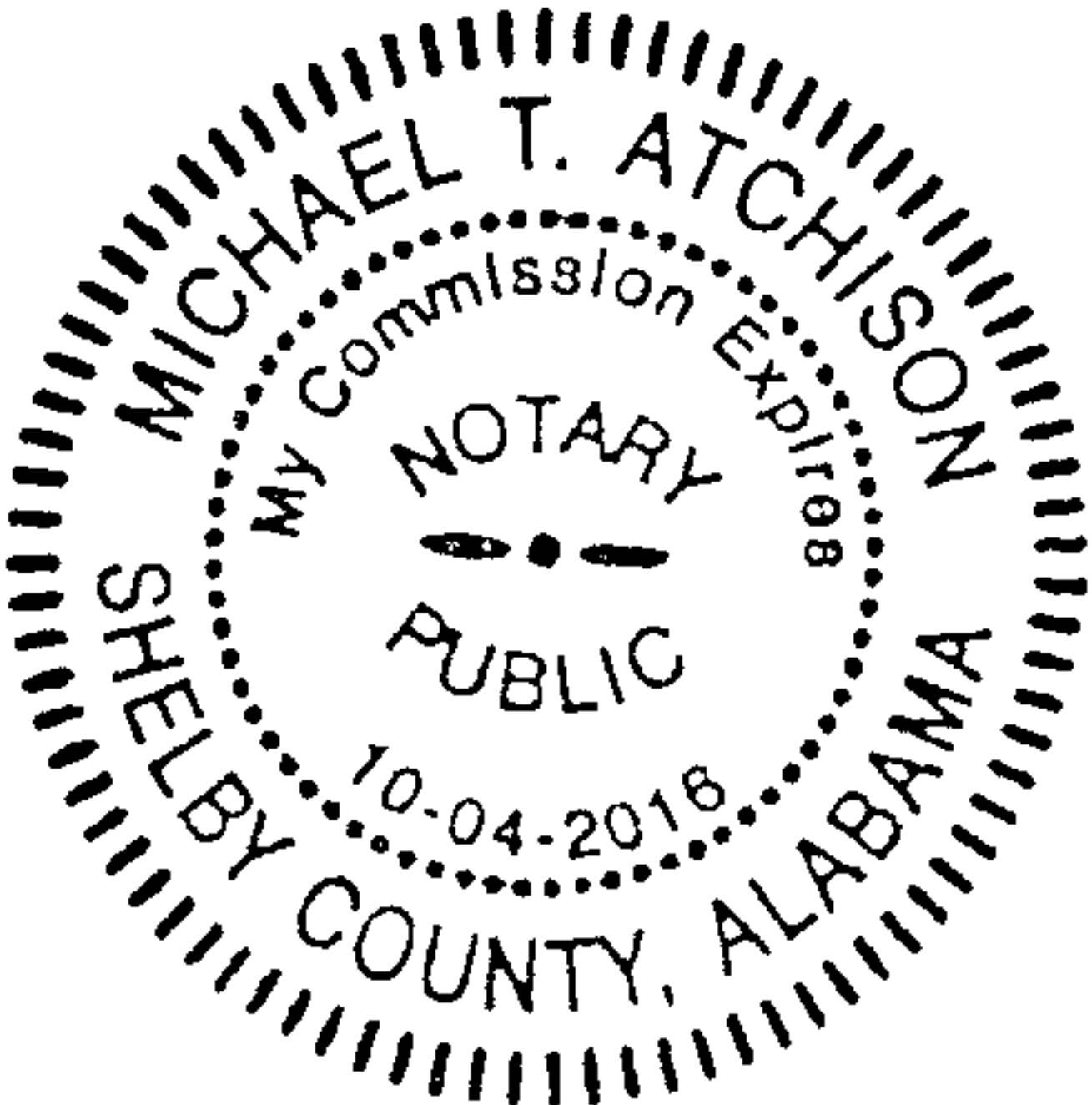
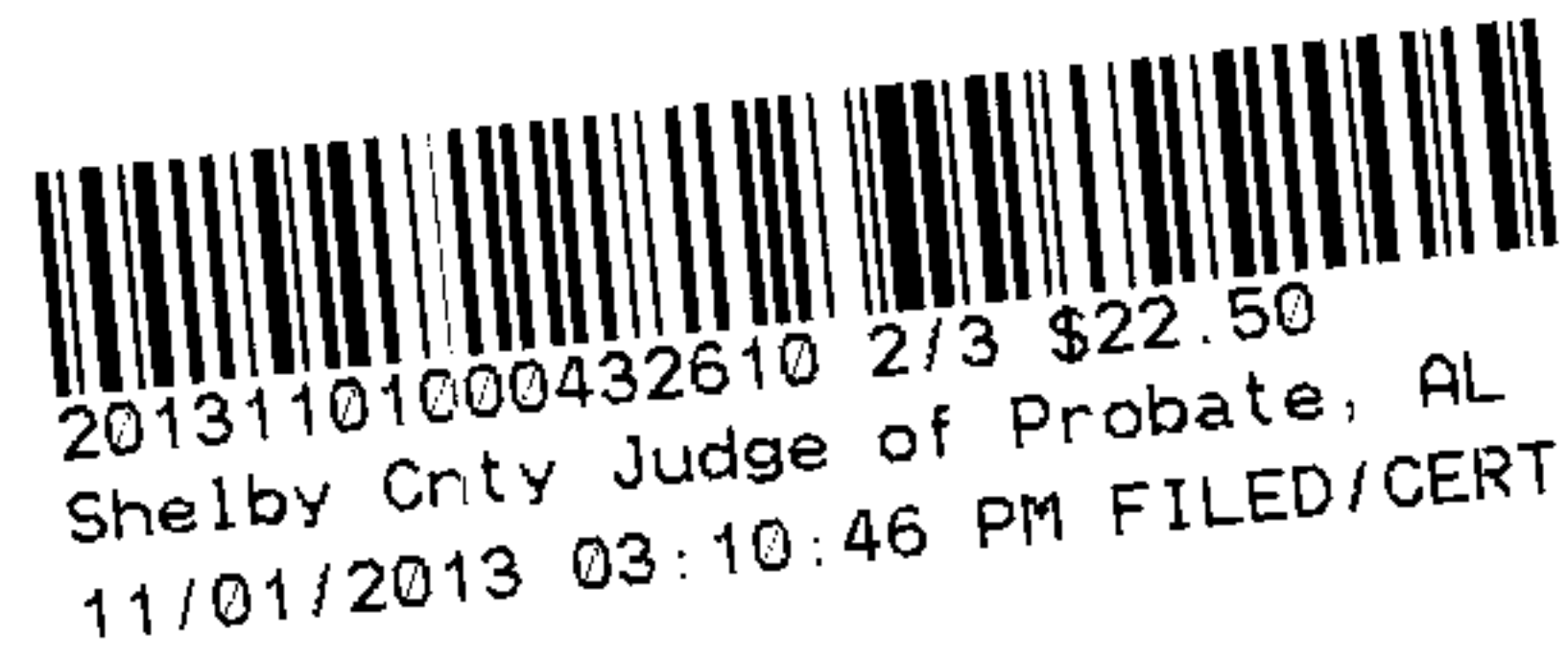


EXHIBIT A

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 12 East and described as follows; Begin at the northeast corner of said SE 1/4 of NW 1/4 and go southward along the East side of same 1250.44 feet to intersection with the North border of Highway 25; thence Westward along this border 210.0 feet to intersection with west border of Shady Hill Drive; thence at an angle of 81 degrees 44 minutes to the right and along this border 1050.0 feet to northeast corner of McCann lot; thence at an angle of 81 degrees 44 minutes to the left and along the North side of said lot 200.00 feet to the Northwest corner of McCann Lot; thence go in the same straight line 8.0 feet along the end of an 8.0 foot wide barrier strip to the northeast corner and beginning of lot to be conveyed; thence at an angle of 2 degrees 53 minutes to the left 210.0 feet; thence at an angle of 78 degrees 51 minutes to the left and run 200.0 feet; thence at an angle of 101 degrees 09 minutes to the left 210.0 feet to point of beginning. There is excepted there from a 50 foot right of way heretofore granted to Alabama Power Company.

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 2, Township 24 North Range 12 East, thence run Southerly along the East line of said 1/4 1/4 a distance of 1250.44 feet; thence turn right 98 degrees 16 minutes and run Northwesterly a distance of 210.0 feet; thence turn right 81 degrees 44 minutes and run Northerly a distance of 1050.00 feet; thence turn left 81 degrees 44 minutes and run Northwesterly a distance of 208.0; thence turn right 2 degrees 53 minutes and continue northwesterly a distance of 200.0 feet; thence turn left 101 degrees 09 minutes and run southerly a distance of 210.0 feet to the point of beginning of the property described herein; thence turn left; 0 degrees 12 minutes 43 seconds and continue southerly a distance of 209.85 feet; thence turn left 78 degrees 38 minutes 17 seconds and run Southeasterly a distance of 208.0 feet; thence turn left 101degrees 21minutes 43 seconds and run Northerly a distance of 209.85 feet; thence turn left 78 degrees 38 minutes 17 seconds and run Northwesterly a distance of 208.00 feet to the point of beginning.

SOURCE OF TITLE: Instrument #20120326000102850



Real Estate Sales Validation Form

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

Grantor's Name Clemon Ray Grantee's Name Antonio Davis II
Mailing Address 76 Howard Street Mailing Address 255 S. H. H. Dr.
Thorsby, AL 35171 Monticello AL 35115

Property Address _____ Date of Sale 119900
_____ Total Purchase Price \$ 10,711.13
_____ Or
_____ Actual Value \$ _____
_____ Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10-7-13

☐ Unattested
(verified by)

Print M. T. Adkins

Sign M. T. Adkins
(Grantor/Grantee/Owner/Agent) circle one

