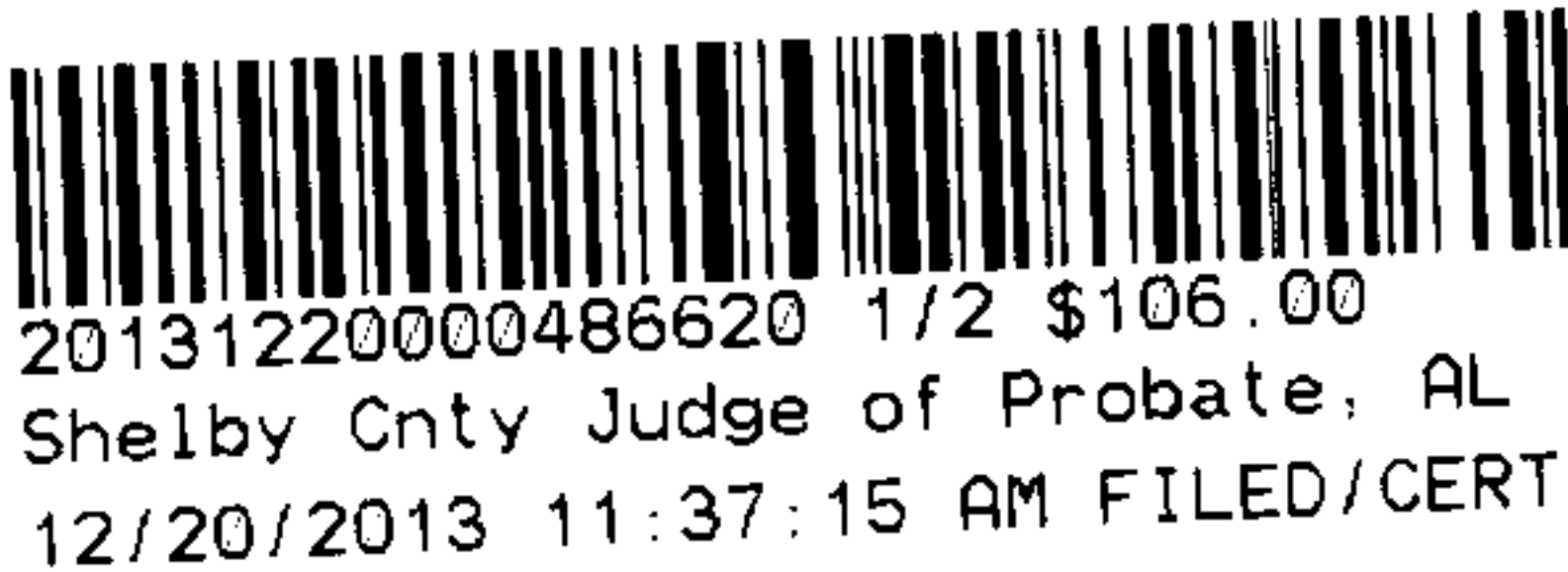


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.
This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Linda G. Court
1717 Hwy 26
Alabaster AL 35007

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY-NINE THOUSAND DOLLARS and NO/100 (\$89,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I Carolyn Marie Cochran, as Personal Representative of the Estate of James A. Davis, deceased, PR-2013-000077, in the Probate Office of Shelby County, Alabama grant, bargain, sell and convey unto Linda G. Court, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SE ¼ of Section 34, Township 20 South, Range 3 West, and run East along the north line of said forty 210 feet to the point of beginning of the lot herein described: thence continue East along the North line of said forty 358 feet, more or less, to the NW corner of the Elder and Mildred Smith lot; run thence Southwesterly along the Westerly line of said Smith lot and the Westerly line of James and Mary Douglas lot 365 feet, more or less, to the North right of way line of the Helena-Alabaster Highway; run thence Northwesterly along said highway right of way 169 feet, more or less, to the SE corner of the E.J. and Doris Hall lot; run thence North along the East line of said Hall lot 271 feet, more or less, to the point of beginning. All being situated in the SE ¼ of Section 34, Township 20 South, Range 3 West. Situated in Shelby County, Alabama. MINERALS AND MINING RIGHTS EXCEPTED.

NOTE: James Almond Davis a/k/a James A. Davis was the surviving grantee in that certain deed recorded in Deed Book 358, Page 410, in Probate Office of Shelby County, Alabama; the other grantee, Gladys May Davis, having died on or about the 13th day of Jan, 13.

Subject to taxes for 2014 and subsequent years, restrictions, easements and rights of way of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of December, 2013.

Shelby County, AL 12/20/2013
State of Alabama
Deed Tax: \$89.00

The Estate of James A. Davis, deceased
PR-2013-000077, in the Probate Office
Of Shelby County, Alabama.

Carolyn Marie Cochran
By: Carolyn Marie Cochran, its Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn Marie Cochran, whose name as Personal Representative of the Estate of James A. Davis, deceased, PR-2013-000077, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2013.

My Commission Expires:



[Signature]
Notary Public

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

1326 9th Ave NW
Albany AL 35007

Grantee's Name
Mailing Address

1717 Hwy 26
Albany AL 35007

Property Address

Date of Sale

12-19-13

Total Purchase Price \$

89000

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

☐ 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 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 12-19-13

Unattested (verified by)

Print

Mike T. Johnson

Sign

Mike T. Johnson

(Grantor/Grantee/Owner/Agent) circle one

