

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
EDDIE DAVIS

1326 1st Ave West
Abbaater, Al
35007

WARRANTY DEED

State Of Alabama
Shelby County



20140110000010970 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/10/2014 01:39:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and 00/100 Dollars (\$5,000.00)* to the undersigned Grantor, PENNY ISBELL, AN UNMARRIED WOMAN (hereinafter referred to as Grantor, whose mailing address is 1326 1st Ave. West Abbaater, AL), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JAMES E. DAVIS, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PART OF THE N 1/2 OF OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 18, RANGE 2 EAST, THE ONE-HALF (1/2) ACRE BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:
START AT THE SOUTHEAST CORNER OF THE SAID 80 ACRES AND RUN WEST, PARALLEL WITH SOUTH BOUNDARY LINE OF SAID 80 ACRES 300 FEET FOR A POINT OF BEGINNING;
THENCE RUN WEST PARALLEL WITH SAID BOUNDARY LINE 210 FEET; THENCE RUN NORTH 105 FEET; THENCE RUN EAST 210 FEET; THENCE RUN SOUTH 105 FEET BACK TO THE POINT OF BEGINNING.

JAMES E. DAVIS AND EDDIE DAVIS ARE ONE AND THE SAME PERSON.

Property address: 176 LAKE VIEW DR, STERRETT, AL

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

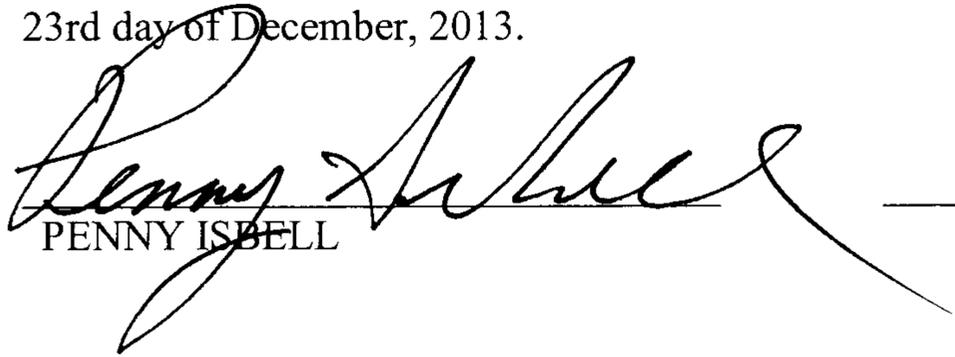
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to South Central Bell Telephone Company recorded in Shelby Real 6, page 847

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

Shelby County, AL 01/10/2014
State of Alabama
Deed Tax: \$5.00

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

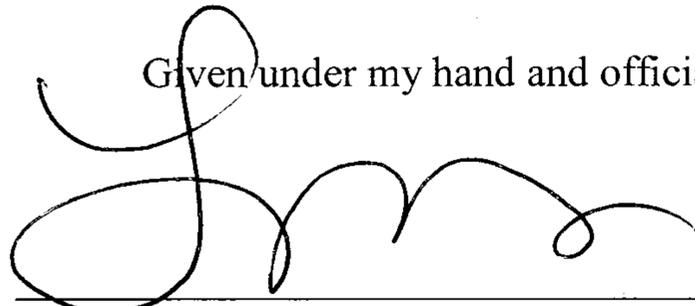
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 23rd day of December, 2013.


PENNY ISBELL

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PENNY ISBELL, AN UNMARRIED WOMAN whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2013.


NOTARY PUBLIC

My Commission Expires: 2/4/16



20140110000010970 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
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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

Grantor's Name PENNY ISBELL
Mailing Address

Grantee's Name EDDIE DAVIS
Mailing Address

Property Address 176 LAKE VIEW DR
STERRETT, AL

Date of Sale December 23rd, 2013
Total Purchase Price \$5,000.00
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 Appraisal
Sales Contract Other
XX 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 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: 12/23/13

Print [Signature]

Unattested (verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

