

Parcel I.D. #:

Send Tax Notice To: Blaine & Linda Davis
10890 North Main Street
Wilsonville, Alabama 35186

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Ten Thousand Dollars and 00/100 (\$ 110,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Blaine Davis, and Linda Berryhill Davis, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Blaine Davis and Linda Berryhill Davis, a married couple**, hereinafter known as the GRANTEE;


A part of the SW 1/4 of the NW 1/4 of Section 31, Township 20 South, Range 2 East and a part of the SE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, more particularly described as follows:

Begin at the NW corner of the SW 1/4 of the NW 1/4 of Section 31, Township 20 South, Range 2 East; Thence run Southerly along the west line thereof for 207.78 feet to the Point of Beginning; Thence 89 degrees 45' 29" left run Easterly parallel with the north line thereof for 685.47 feet; Thence 90 degrees 00' right run Southerly for 551.21 feet more or less to the northerly R/W of an Alabama Power Co. Easement; Thence 81 degrees 53' 15" right run Westerly along said R/W for 1024.89 feet to the easterly R/W of Shelby County Highway # 61; Thence 97 degrees 09' 35" right run Northerly along last said R/W for 281.81 feet to a point; Thence 91 degrees 10' 02" right run Easterly 335.49 feet to the east line of the SE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East; Thence 90 degrees 27' 23" left run Northerly 415.18 feet to the Point of Beginning. Containing 11.4 acres. According to survey and plat of Thomas E. Simmons dated 3/16/98.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1998-09894,

Shelby County, AL 01/27/2014
State of Alabama
Deed Tax: \$55.00



20140127000026580 1/4 \$78.00
Shelby Cnty Judge of Probate, AL
01/27/2014 02:27:03 PM FILED/CERT

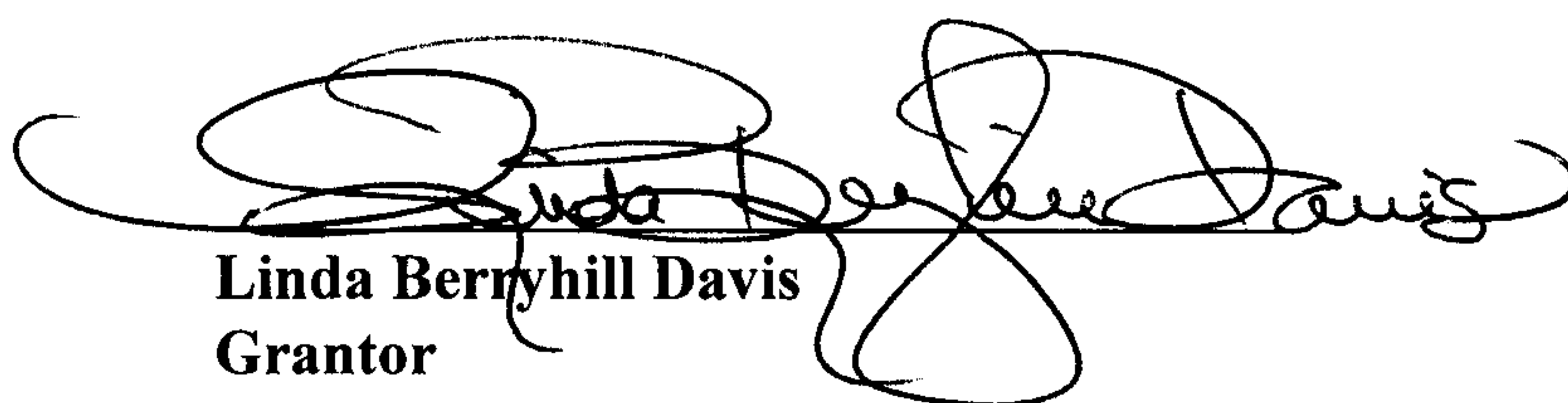
in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.


And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 23 Day of JAN., 2014.


Blaine Davis
Grantor

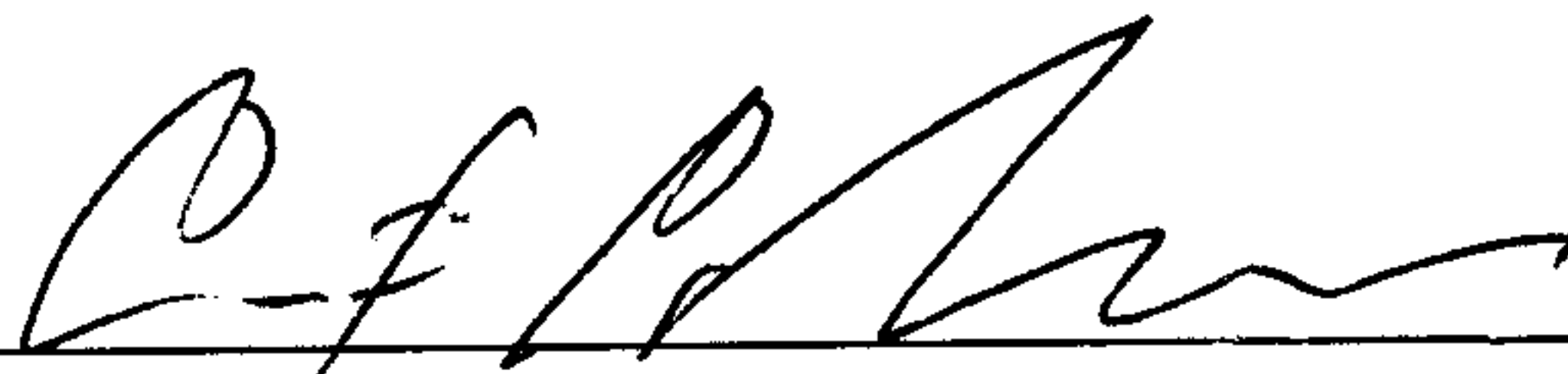

Linda Berryhill Davis
Grantor

STATE OF ALABAMA)
)
COUNTY OF Shelby)


20140127000026580 2/4 \$78.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said State, do hereby certify that *Blaine Davis* and *Linda Berryhill Davis*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 23 Day of
JAN., 2014.



NOTARY PUBLIC

My Commission Expires: 3/9/2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



20140127000026580 3/4 \$78.00
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 Blaine Davis Grantee's Name Blaine & Linda Davis
Mailing Address 10890 North Main St. Mailing Address 10890 North Main St.
Wilsonville, AL 35126 Wilsonville, AL 35126
Property Address 10890 North Main St. Date of Sale 1/23/14
Wilsonville, AL 35126 Total Purchase Price \$ 110,000
or
Actual Value \$
or
Assessor's Market Value \$ 110,000 1/2 = 55,000

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 Tax Records

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).

Dated 1/23/14

Unattested

Print

Sign

Blaine Davis
Blaine Davis

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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