


This Instrument was Prepared by:

Send Tax Notice To: Edwin B. Grier
Jana Davis Grier

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-14-21537


20140827000269460 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/27/2014 10:05:55 AM FILED/CERT

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Two Thousand Dollars and No Cents (\$162,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Gary M. Davis and Gail E. Davis**, Husband and Wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin B. Grier and Jana Davis Grier**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

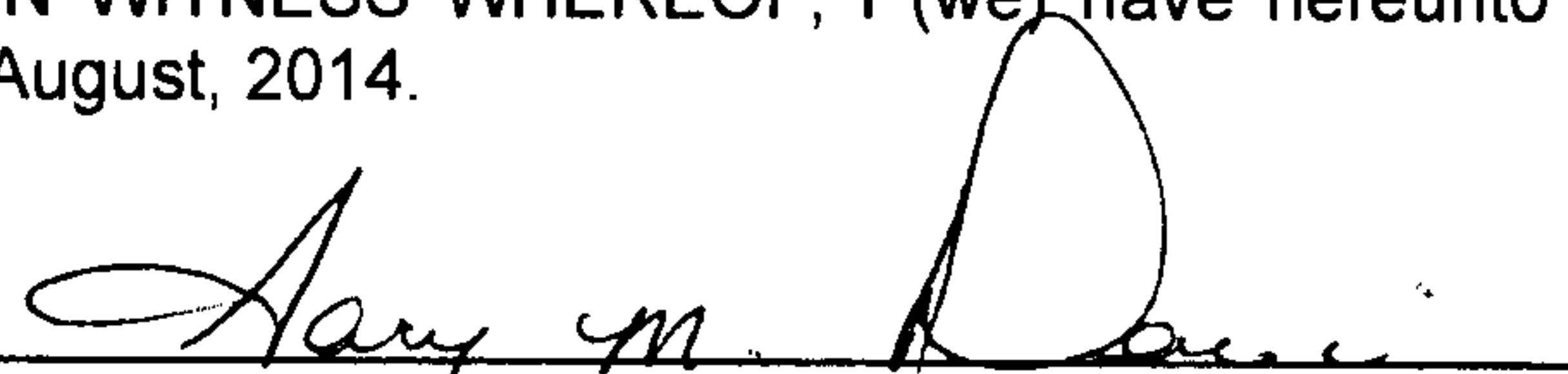
Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein.

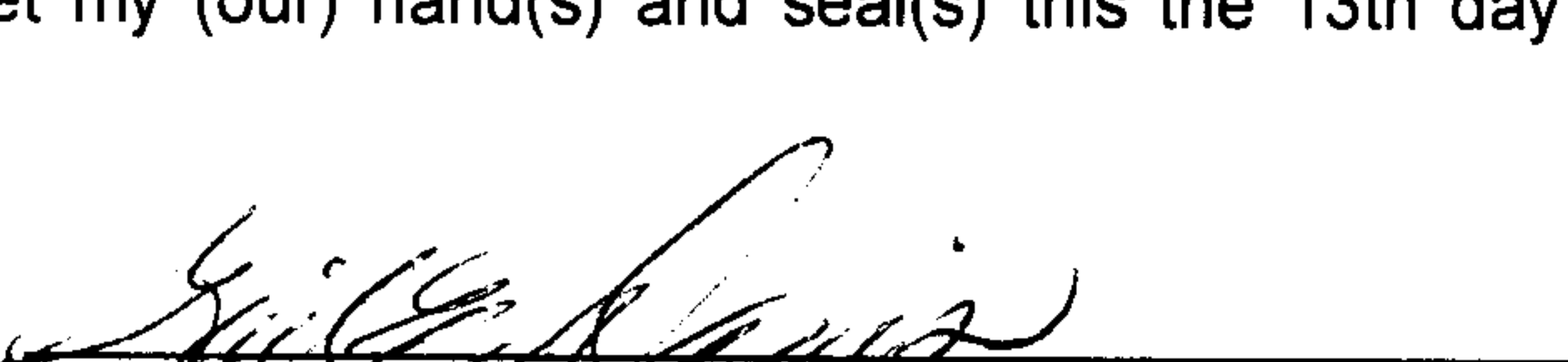
\$167,346.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of August, 2014.


Gary M. Davis


Gail E. Davis

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Gary M. Davis and Gail E. Davis, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 2014.

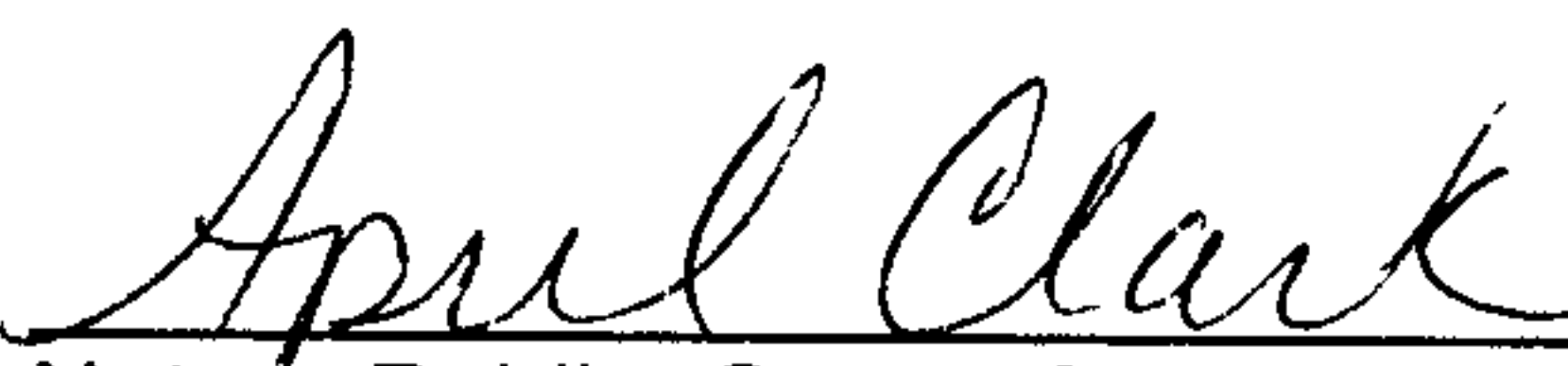

Notary Public, State of Alabama
April Clark
My Commission Expires: 1-9-2017




EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 1 East; thence run Northerly along the West line thereof for 181.50 feet; thence 86 degrees 50 minutes right run Easterly 163.0 feet; thence 34 degrees 40 minutes right run 133.00 feet; thence 9 degrees 45 minutes right run 392.39 feet; thence 46 degrees 39 minutes 06 seconds left for 37.74 feet to the Point of Beginning; said point being on northerly R/W of Southern Railway Railroad and a curve concaved Southeasterly (having a radius of 2854.97 feet and a central angle of 14 degrees 02 minutes 53 seconds); thence run Easterly along said R/W for 699.09 feet; thence 72 degrees 55 minutes 17 seconds right from chord of said curve for 416.19 feet; thence 17 degrees 40 minutes 53 seconds left for 24.49 feet to Point of Beginning; thence 77 degrees 06 minutes 33 seconds left for 618.92 feet; thence 89 degrees 05 minutes 37 seconds right for 310.0 feet to the southerly R/W of Alabama State Highway #25; thence 94 degrees 16 minutes 35 seconds left run Westerly along said R/W for 138.84 feet; thence 88 degrees 02 minutes 54 seconds left run Southerly 882.67 feet to the Point of Beginning.

Also, a 15-foot easement for ingress and egress the centerline of which is described as follows: Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 1 East; thence run Northerly along the West line thereof for 181.50; thence 86 degrees 50 minutes right for 163.0 feet; thence 34 degrees 40 minutes right for 133.0 feet; thence 9 degrees 45 minutes left for 392.39 feet; thence 46 degrees 39 minutes 06 seconds left for 37.74 feet; thence 72 degrees 54 minutes 05 seconds left for 882.67 feet to the southerly R/W of Alabama State Highway #25; thence 88 degrees 02 minutes 54 seconds right run along said R/W for 138.84 feet to the Point of Beginning; thence 94 degrees 16 minutes 35 seconds right for 56.47 feet; thence 90 degrees 00 minutes right for 15.0 feet; thence 90 degrees 00 minutes right for 55.23 feet to the southerly R/W of said Highway #25; thence 85 degrees 43 minutes 25 seconds right for 15.1 feet to the Point of beginning.

According to the survey of Thomas Simmons, dated October 13, 2000.


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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 Gary M. Davis
Gail E. Davis

Grantee's Name Edwin B. Grier
Jana Davis Grier

Mailing Address Highway 25
Wilsonville, AL 35186

Mailing Address 2601 Coral Vine Ct
Mt Pleasant, SC 29464

Property Address 25584 Highway 25
Wilsonville, AL 35186

Date of Sale August 13, 2014
Total Purchase Price \$160,000.00

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
☒ 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 of 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 August 13, 2014

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1