



20141216000394010 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/16/2014 09:31:55 AM FILED/CERT

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of Eighty Six Thousand Dollars (\$86,000.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged I, **Doris Lawley, a widow,** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Eric S. Davidson and Amanda L. Davidson** (herein referred to as GRANTEES) for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

That part of the NE1/4 of the NE1/4, Section 11, Township 22 South, Range 4 West. Begin at the Northeast corner of Section 11 and run West 331 feet; thence South 332 feet; thence East 331 feet; thence North 332 feet to the point of beginning, containing 1 1/2 acres, more or less. Survey by Floyd Atkins Registry No. 1352.

Jimmy Lawley, a grantee in deed recorded in Book 250, Page 638, departed this life on July 2, 1977.

For ad valorem tax purposes only, the address for the above described property is 4696 Highway 10, Montevallo, AL 35115.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, 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, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this the 11 day of December, 2014.

Doris Lawley by Glenda Lawley Bentley
Doris Lawley, by and through her Power of Attorney, Glenda Lawley Bentley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

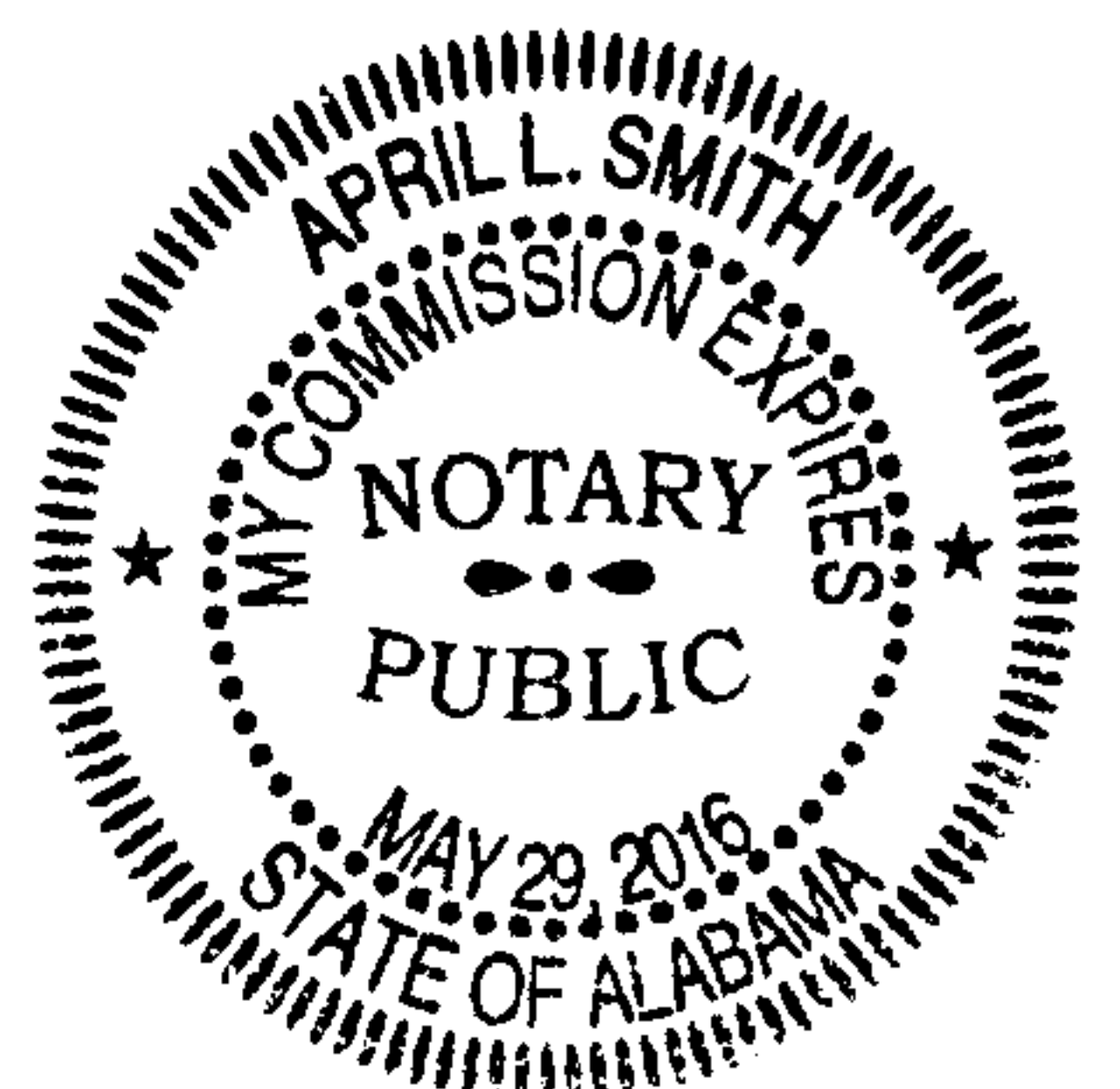
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Glenda Lawley Bentley, as Power of Attorney for Doris Lawley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of December, 2014.

April L. Smith

NOTARY PUBLIC
My Commission Expires: 5/29/16

THIS INSTRUMENT PREPARED BY: Smith Closing & Title, LLC
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830.



Real Estate Sales Validation Form

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

Grantor's Name Doris Lawley
Mailing Address 105 King Charles Way
Alabaster AL
35457

Grantee's Name Eric & Amanda Davidson
Mailing Address 4696 Hwy 10
Montevallo AL
35115

Property Address 4696 Hwy 10
Montevallo AL
35115

Date of Sale 12/11/14
Total Purchase Price \$ 86000.00
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



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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 _____

Print Amanda Davidson

Unattested

Sign Amanda Davidson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one