

Send tax notice to:

Jacob W. Brooks

Megan Brooks

35 Junonia Lane

Chelsea, AL 35043

NTC1400270

This instrument prepared by:

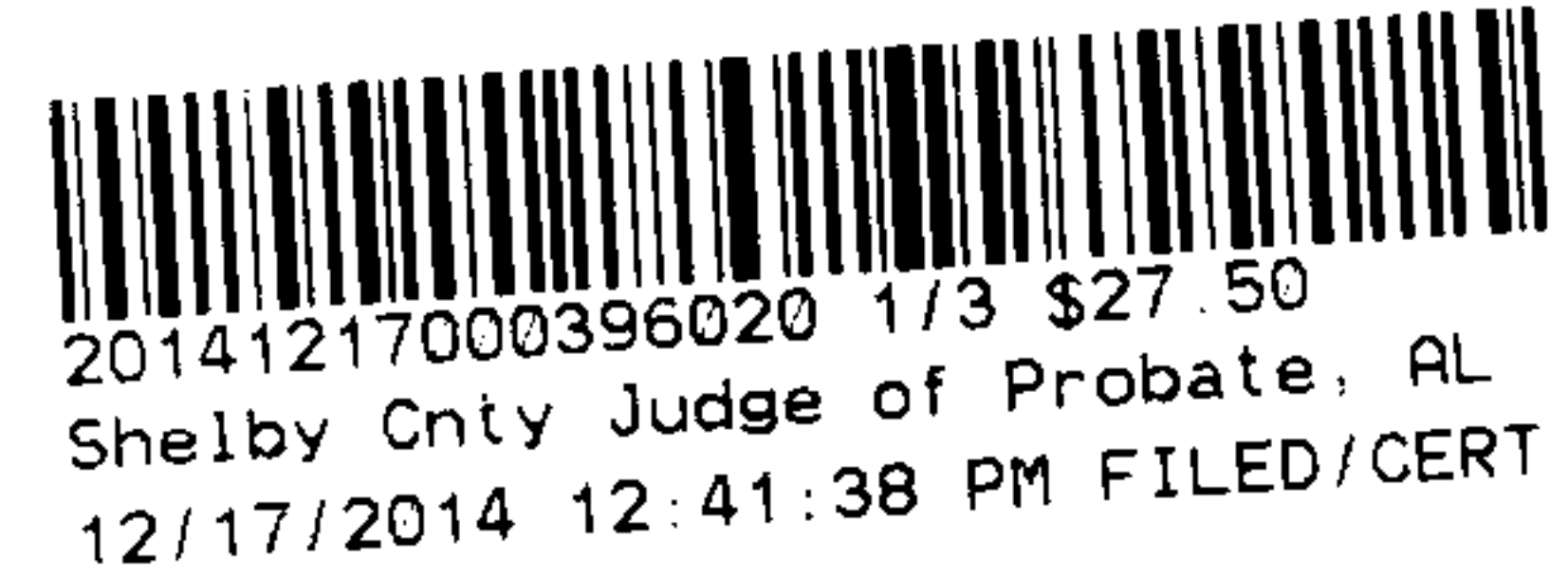
Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$149,900.00) in hand paid to the undersigned **Donnis F. Davis, an unmarried man**, (hereinafter referred to as "Grantor"), by **Jacob W. Brooks and Megan Brooks** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of EZ Street, as recorded in Map Book 23, Page 142 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$142,405.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

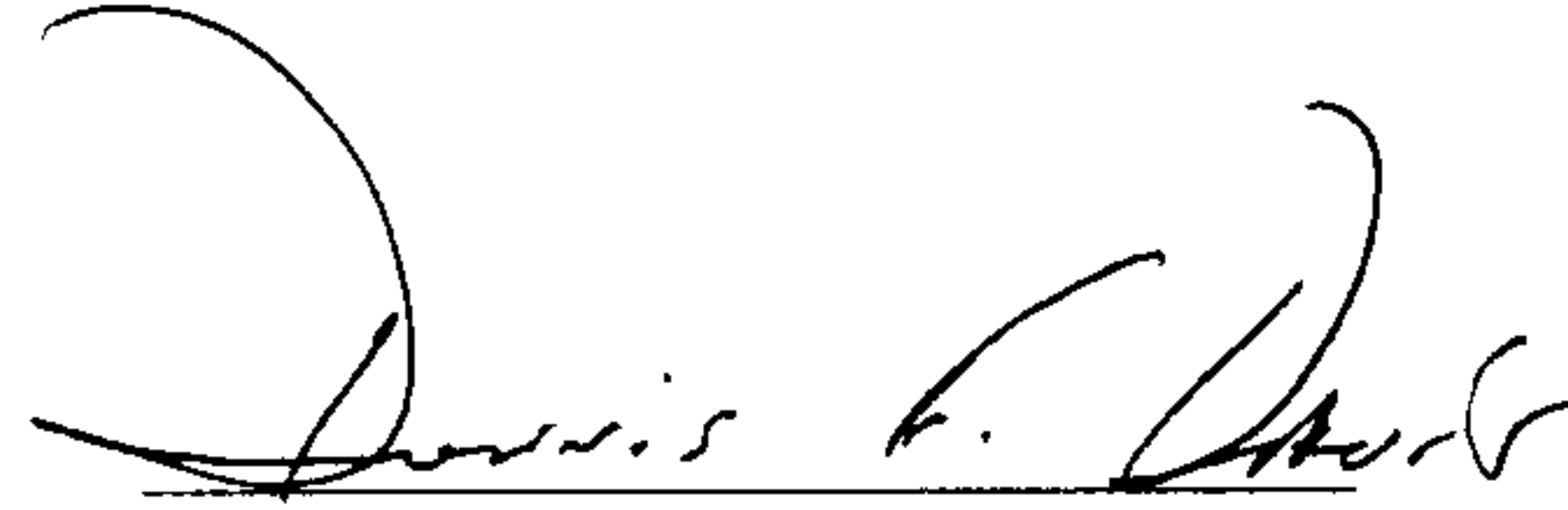
The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/17/2014
State of Alabama
Deed Tax: \$7.50



20141217000396020 2/3 \$27.50
Shelby Cnty Judge of Probate, AL
12/17/2014 12:41:38 PM FILED/CERT

IN WITNESS WHEREOF, Grantor, Donnis F. Davis has hereunto set his signatures and seal on December 5, 2014.


Donnis F. Davis

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donnis F. Davis, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2014.



(NOTARIAL SEAL)

Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-16



Real Estate Sales Validation Form

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

Grantor's Name: Donnis F. Davis
Mailing Address: 105 Willow View Lane
Wilsonville, AL
35186

Grantee's Name: Jacob W. Brooks and Megan Brooks
Mailing Address: 35 Junonia Lane
Chelsea, AL 35043

Date of Sale: 12/5/2014

Property Address: 35 Junonia Lane
Chelsea, AL 35043

Total Purchase Price: \$149,900.00
or

County: Shelby

Actual Value: \$ n/a
or

Assessor's Market Value: \$ n/a

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.

27C1400470

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: 12/5/2014

Print: Michelle Pouncey

☐ Unattested


20141217000396020 3/3 \$27.50
Shelby Cnty Judge of Probate, AL
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Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1