



20150302000063960 1/3 \$85.00
 Shelby Cnty Judge of Probate, AL
 03/02/2015 03:08:09 PM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Henry G. Fillingim, J.
 Karen F. Fillingim

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

521 North Grande View
 Maylene AL 35114

File No.: MV-15-21942

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 **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, 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, **Edward W. Davenport and Ana L. Davenport** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Henry G. Fillingim, Jr. and Karen F. Fillingim**, herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

***Husband and Wife**

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2015 and subsequent years. all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$52,000.00 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 10th day of February, 2015.

Edward W. Davenport

Ana L. Davenport

Shelby County, AL 03/02/2015
 State of Alabama
 Deed Tax: \$65.00

State of Mississippi

County of Rankin

I, James W. McNeal, a Notary Public in and for the said County in said State, hereby certify that Edward W. Davenport and Ana L. Davenport, 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 10th day of February, 2015.

Notary Public, State of Mississippi
 My Commission Expires: Mar 1 2016

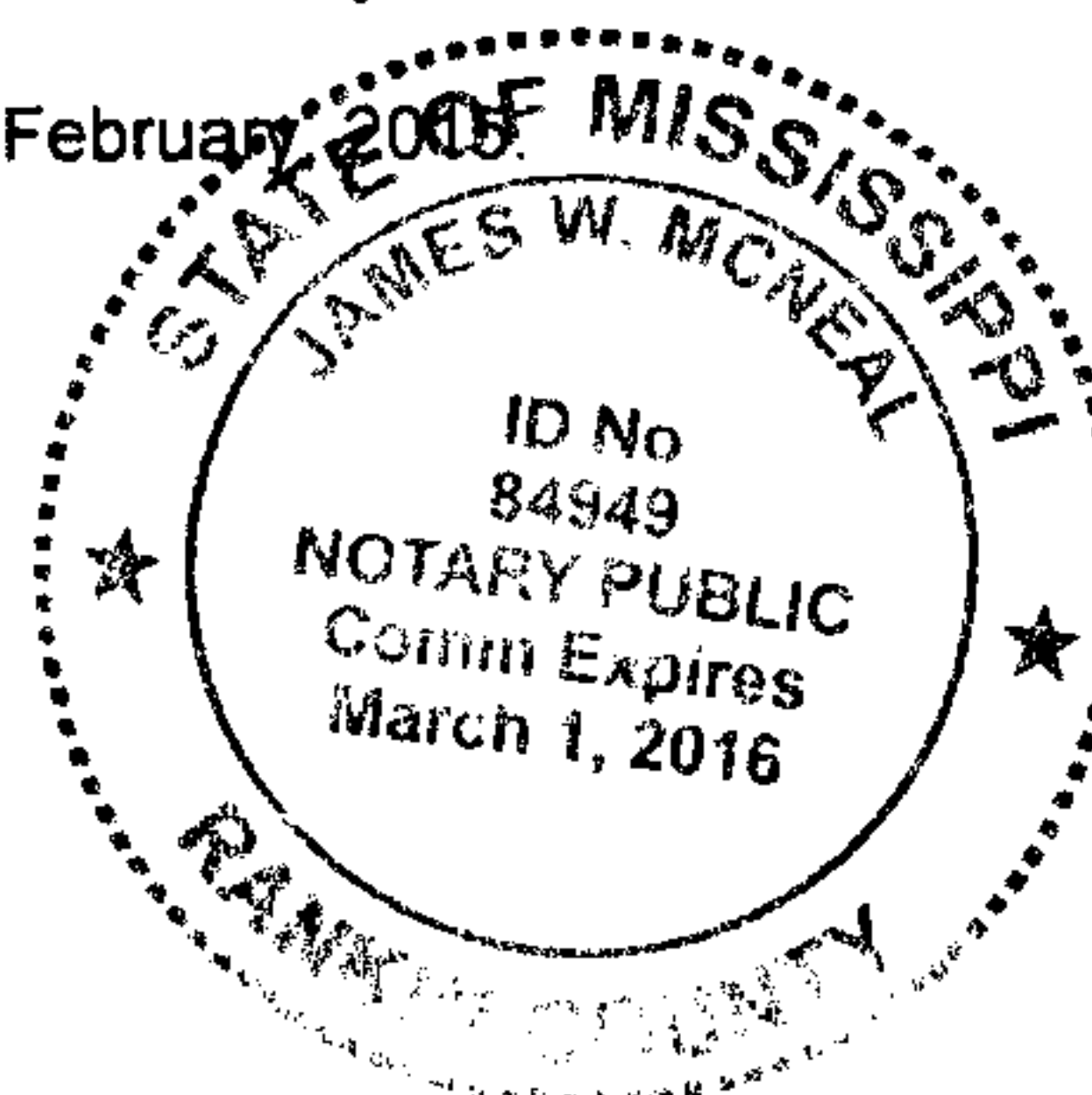


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1;

Commence at the southwest corner of the southeast quarter of the southeast quarter of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 14 minutes 52 seconds West along the West line of said quarter-quarter a distance of 349.70 feet to a found P.K. nail corner in asphalt and the point of beginning of the property being described; thence continue last described course along the West edge of County Ridge Road, an asphalt surfaced public roadway, a distance of 297.19 feet to a found P.K. nail corner; thence run North 81 degrees 37 minutes 53 seconds East along and just South of an asphalt surfaced private driveway, a distance of 170.48 feet to a set rebar corner; thence continue North 67 degrees 28 minutes 06 minutes East along edge of said driveway a distance of 59.75 feet to a set rebar corner; thence run South 88 degrees 46 minutes 49 seconds East a distance of 440.05 feet to a found rebar corner; thence run North 88 degrees 46 minutes 49 seconds West a distance of 658.75 feet to the point of beginning.

According to the survey of Joseph Edward Conn, Jr., dated November 15, 2006.

Along with a perpetual 60 foot right of way for ingress, egress and utilities, 30 foot on each side of the following described centerline; Commence at the Southwest corner of Lot 9 of Country Hills Subdivision, Phase 1 as recorded in Map Book 11, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along and extension of the West line of said Lot 30. 13 feet to the centerline of County Hills Drive, a public road dedicated by said map and the point of beginning of said right of way; thence turn right 95 degrees 28 minutes 04 seconds and run West 115.69 feet to the point of a clockwise curve having a delta angle of 20 degrees 53 minutes 19 seconds and a radius of 1898.73 feet; thence run along the arc of said curve 692.23 feet; thence continue Northwest and tangent to said curve 350.68 feet to the point of counterclockwise curve having a delta angle of 23 degrees 21 minutes 25 seconds and radius of 610.89 feet; thence run along the arc of said curve 249.05 feet to a point on the West line of Section 35, Township 21 South, Range 3 West; thence run West, parallel to and 30 feet North of the South line of said Section 34 a distance of 1341.97 feet to a point on the West line of the SE 1/4 of the SE 1/4 of said Section 34; thence turn right 87 degrees 46 minutes 48 seconds and run northerly along the West line of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of said Section 34 a distance of 1321.24 feet to the end of said centerline.



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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 Edward W. Davenport
Ana L. Davenport

Grantee's Name Henry G. Fillingim, Jr.
Karen F. Fillingim

Mailing Address

611942 County Ridge Road
Montevallo, AL 35115

Mailing Address

521 North Grande View Tr. 1
Montevallo, AL 35114

Property Address

611942 County Ridge Road
Montevallo, AL 35115

Date of Sale February 10, 2015

Total Purchase Price \$65,000.00

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 February 18, 2015

Print Edward W. Davenport

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one