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05/29/2015 09:55:28 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Jennifer + Justin Carter
2082 Old Cahaba Place
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Thousand Dollars and NO/100 (\$200,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jessica M. Davenport**, a single woman, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **Jennifer Carter and Justin Carter**, (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 53A, according to the Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

This is not the homestead of the grantor nor that of her spouse.

\$ 196,377.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

Jessica M. Davenport is formerly known as Jessica M. Johnson.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 do for myself, my heirs and assigns, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said **Grantee**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seal, this
27th day of may, 2015.

Jessica M. Davenport
Jessica M. Davenport

Notary Acknowledgment

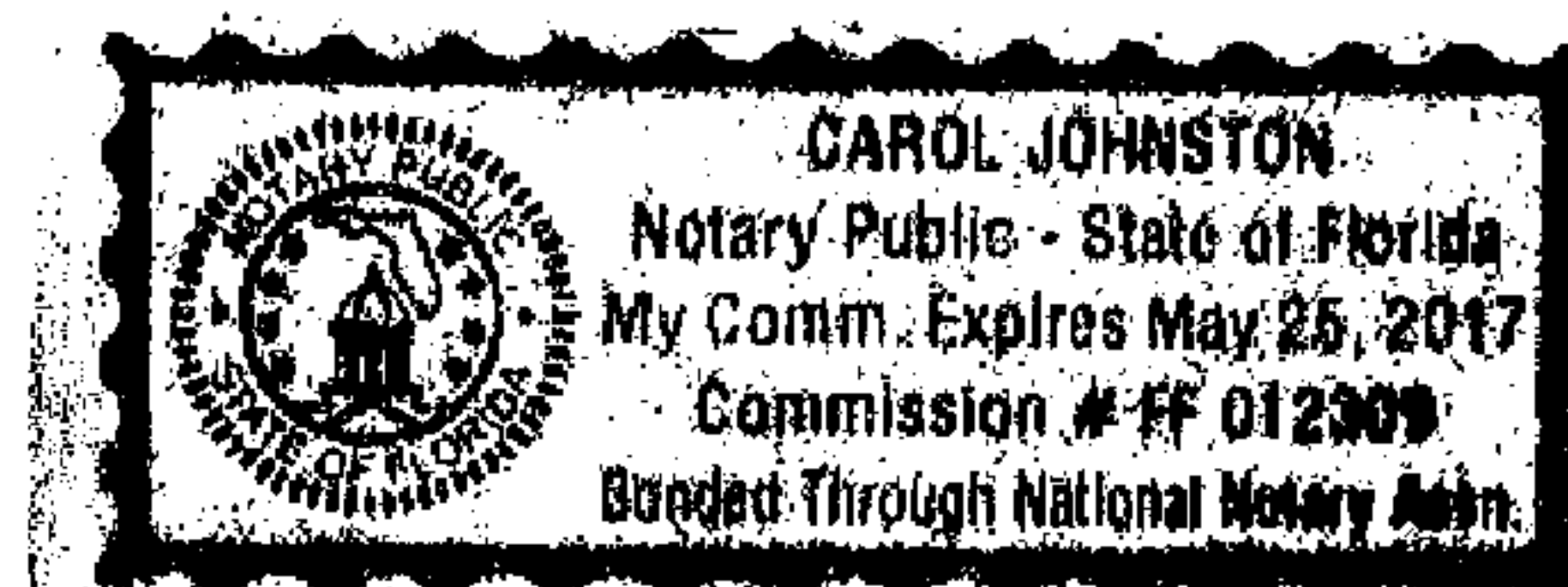
Florida
~~STATE OF ALABAMA~~
COUNTY OF Okaloosa

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jessica M. Davenport, whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, she executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of may, 2015.

Notary Seal

[Signature]
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Jessica Davenport Grantee's Name Jennifer Carter & Justin Carter
 Mailing Address _____ Mailing Address 2082 Old Cahaba Pl.
 _____ Helena, AL 35080

 Property Address 2082 Old Cahaba Pl. Date of Sale 5/28/15
Helena, AL 35080 Total Purchase Price \$ 200,000.00
 _____ 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

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 5/29/15 Print Jeff Morris
 _____ Sign _____
 Unattested _____ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge
 County Clerk
 Shelby County, AL
 05/29/2015 09:55:28 AM
 \$24.00 DEBBIE

Print Form

Form RT-1