

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Melissa Davis
145 Meadow Drive
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWELVE THOUSAND SIX HUNDRED THIRTY DOLLARS and NO/00 (\$12,630.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David Martin Davis, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Melissa Davis** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SW Corner of the SW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence S88°22'48"E, a distance of 581.94' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 336.69'; thence N00°32'26"W, a distance of 391.51'; thence N89°35'24"W, a distance of 336.50'; thence S00°32'26"E, a distance of 384.39' to the POINT OF BEGINNING.

LESS AND EXCEPT any R.O.W. of Bates Road

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.


Luther M. Davis a/k/a L.M. Davis and wife Nellie V. Davis reserve a life estate in and to the above described property recorded in Real Book 2, Page 790 in the Office of the Judge of Probate, Shelby County, Alabama. Luther M. Davis a/k/a L.M. Davis is deceased having died 10-15-1993. Nellie V. Davis is deceased having died 4-7-1990.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of June, 2015.


David Martin Davis

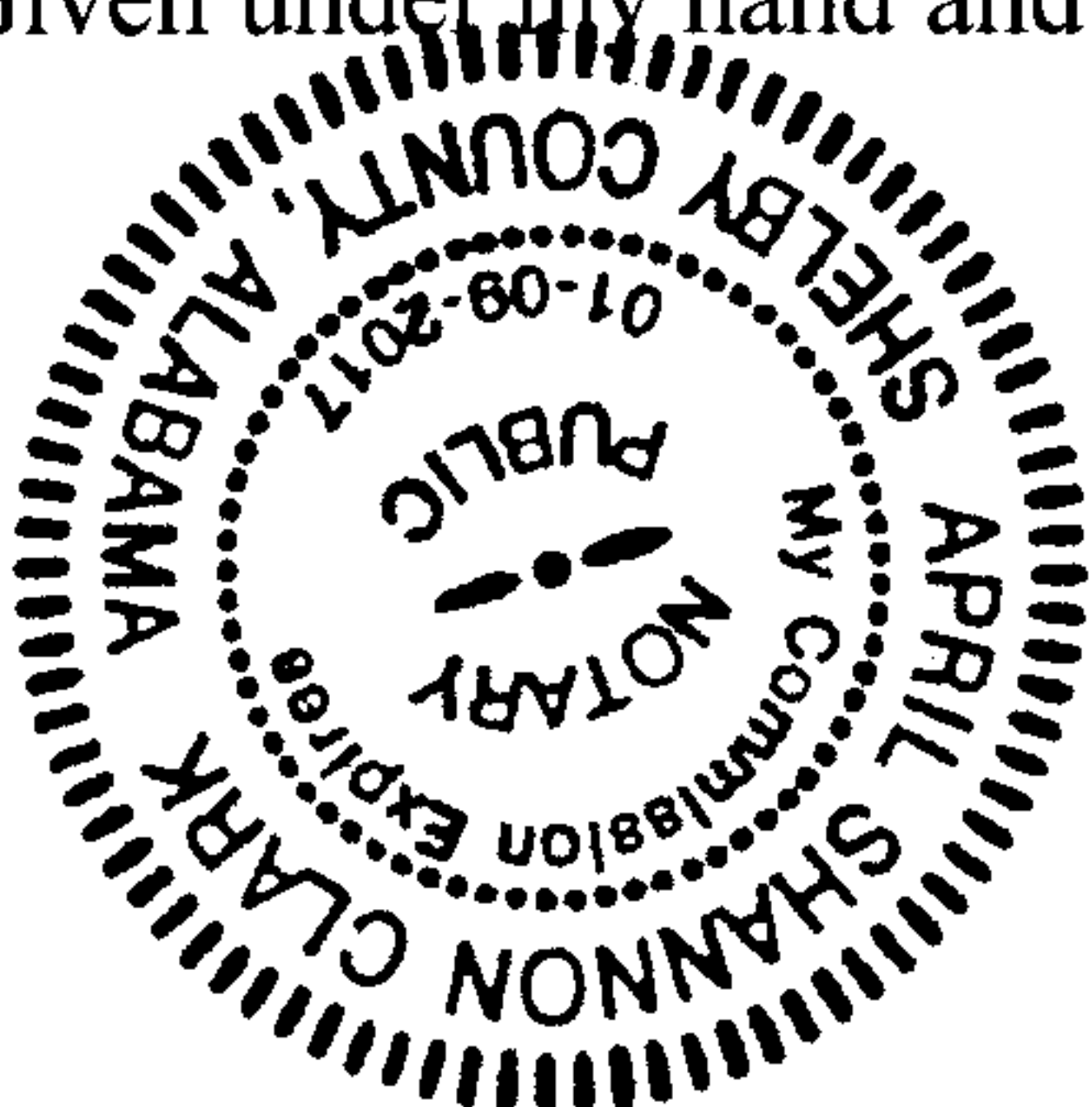

20150615000200010 1/2 \$29.50
Shelby Cnty Judge of Probate, AL
06/15/2015 03:18:30 PM FILED/CERT


Shelby County, AL 06/15/2015
State of Alabama
Deed Tax: \$12.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Martin Davis**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, 2015.




Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form

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

Grantor's Name David Martin Davis
Mailing Address 505 Bates Road
Property Address Vacant Property

Grantee's Name Melissa Davis
Mailing Address 145 Meadow Drive
Vincent, AL 35178
Date of Sale 6-12-15
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 12,630.00

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

tax value

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 6-12-15

Print David Martin Davis

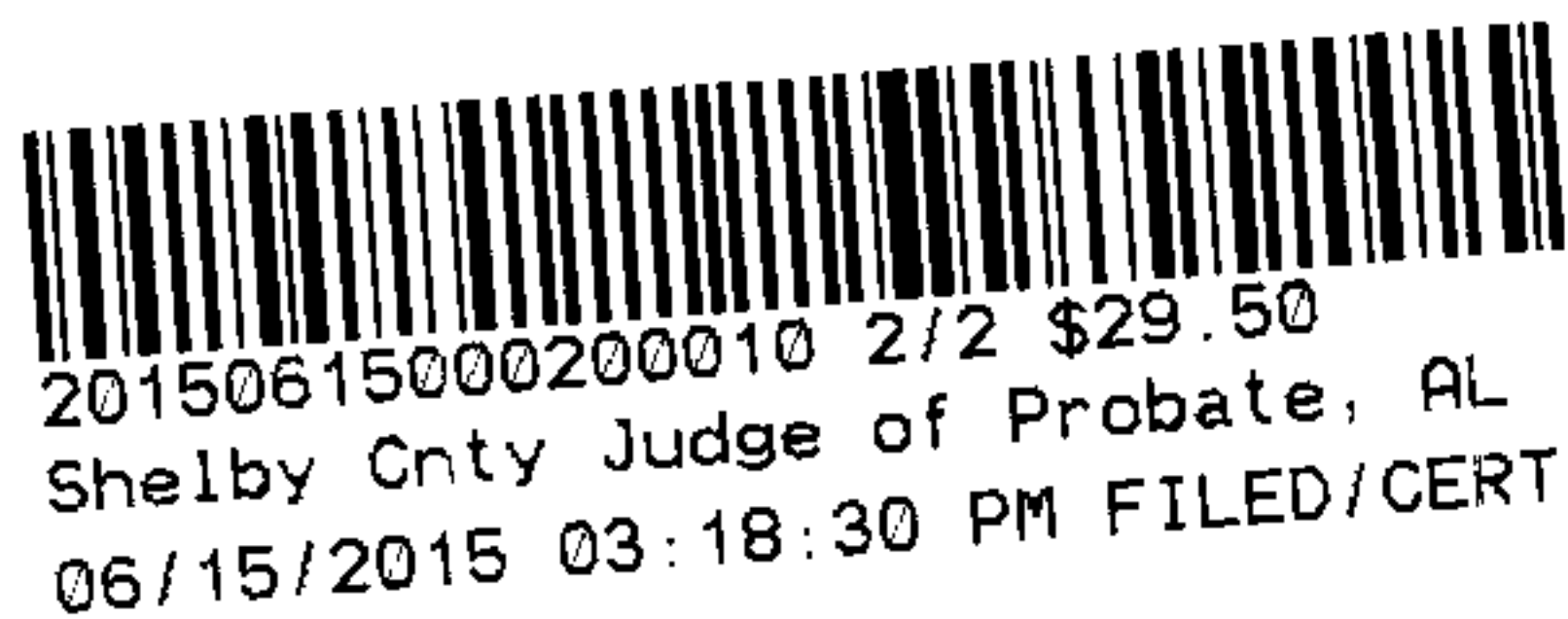
Unattested

AC

(verified by)

Sign

David Martin Davis
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1