

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Stephanie Davis
864 Hwy. 89
Montevallo, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Lucretia Williams, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Stephanie Davis** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

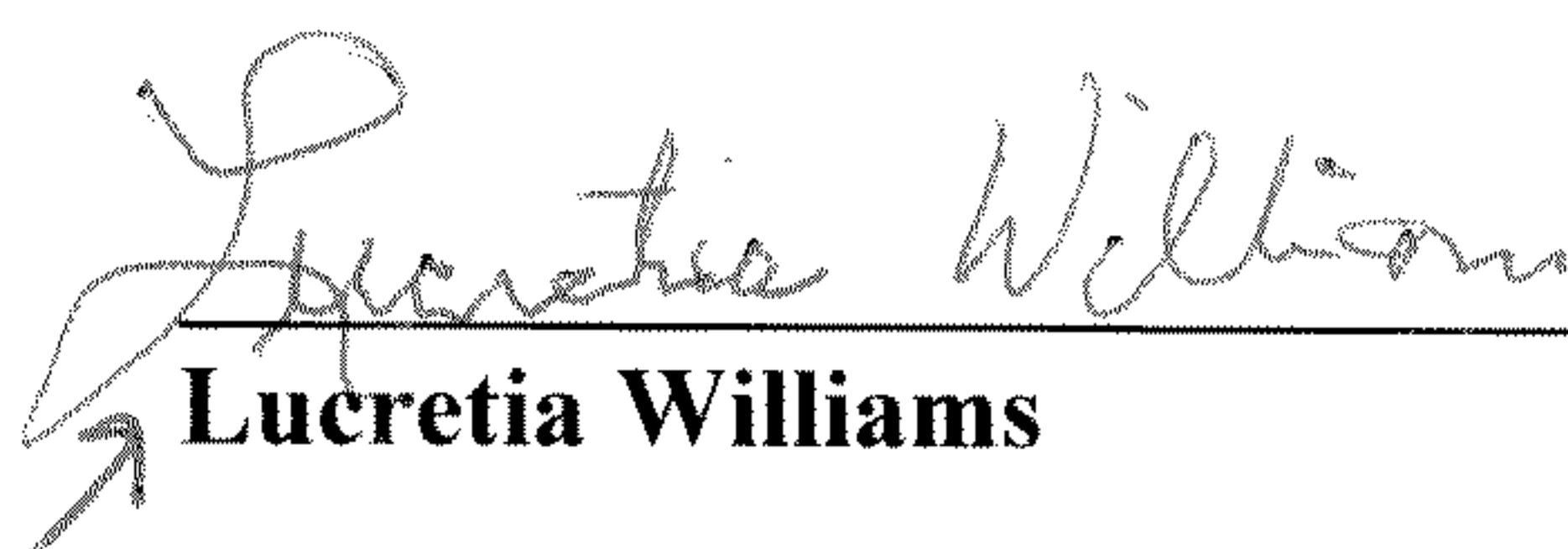
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Lucretia Williams is the surviving grantee of that certain deed recorded in Instrument # 1996-32285, the other grantee, John Williams having died on or about October 2, 2012.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 5th day of June, 2015.



Lucretia Williams

STATE OF ALABAMA

COUNTY OF Escambia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lucretia Williams, an unmarried woman**, whose names 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of June , 2015.

Erica Cagle
→ Notary Public
→ My Commission Expires: 1/25/18

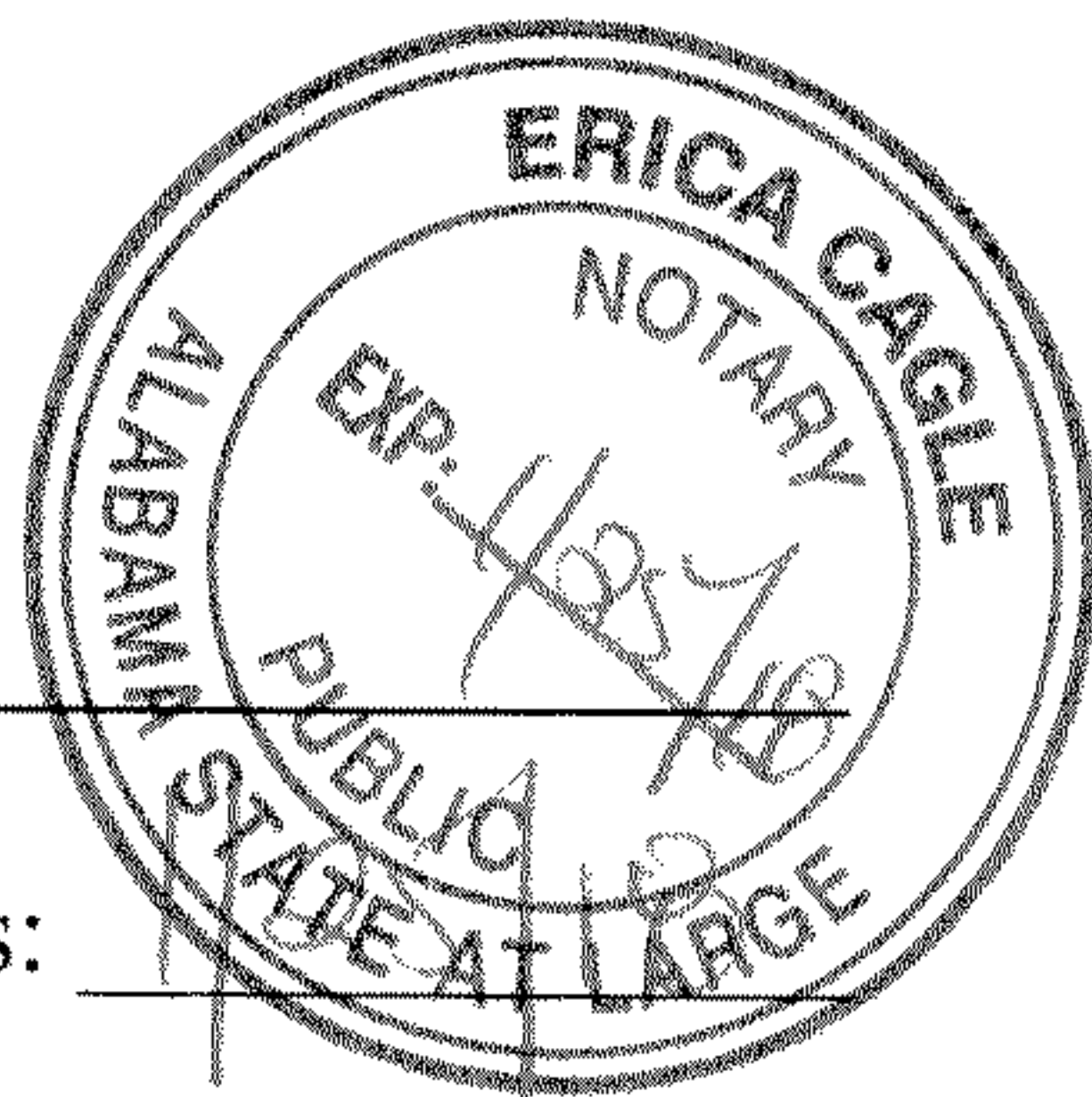


EXHIBIT "A"

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 12, Township 24, Range 15 East, and run thence S86°45'W 418.4 feet; thence S86°45'W 332 feet to a point; thence N 3°30'W 328.4 feet to a 425 foot contour; thence S67°15'W 54.4 feet; thence S59°20'W 58.1 feet; thence S46°20'W 224.5 feet; thence S3°30'E 245 feet to the Point of Beginning of the property herein described; thence continue along said line having a bearing of S3°30'E for a distance of 100.0 feet; thence N46°20'E 130 feet; thence N3°30'W 100.00 feet; thence S46°20'W 130 feet to the Point of Beginning; said tract of land thereby enclosed being a parallelogram.

Real Estate Sales Validation Form

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

Grantor's Name Lucretia Williams
Mailing Address 70 Evelyn St.
Flomaton, AL 36441

Grantee's Name Stephanie Davis
Mailing Address 864 Hwy. 89
Montevallo, AL 35115

Property Address 85 Minnow Ln.
Shelby, AL 35143

Date of Sale 6/5/15
Total Purchase Price \$10,000.00
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).

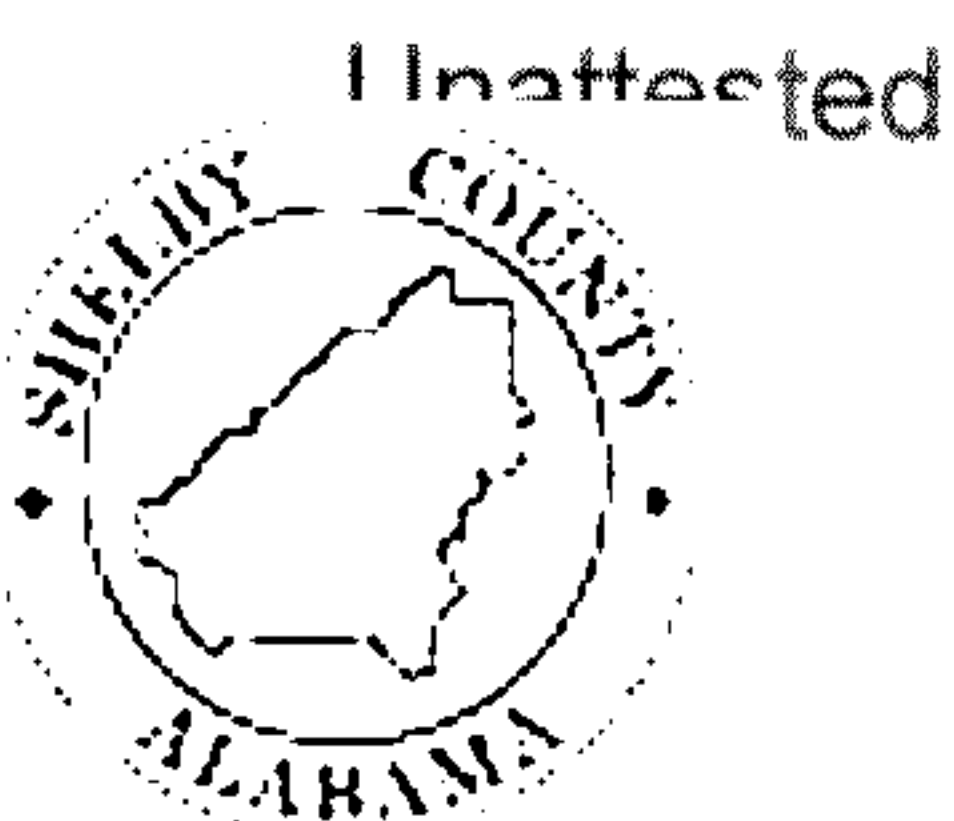
Date 6/5/15

Print Kelly B. Furgerson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Record
Verified by
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2015 09:33:04 AM
\$33.00 DEBBIE
20150622000207630

[Signature]