

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

This Instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

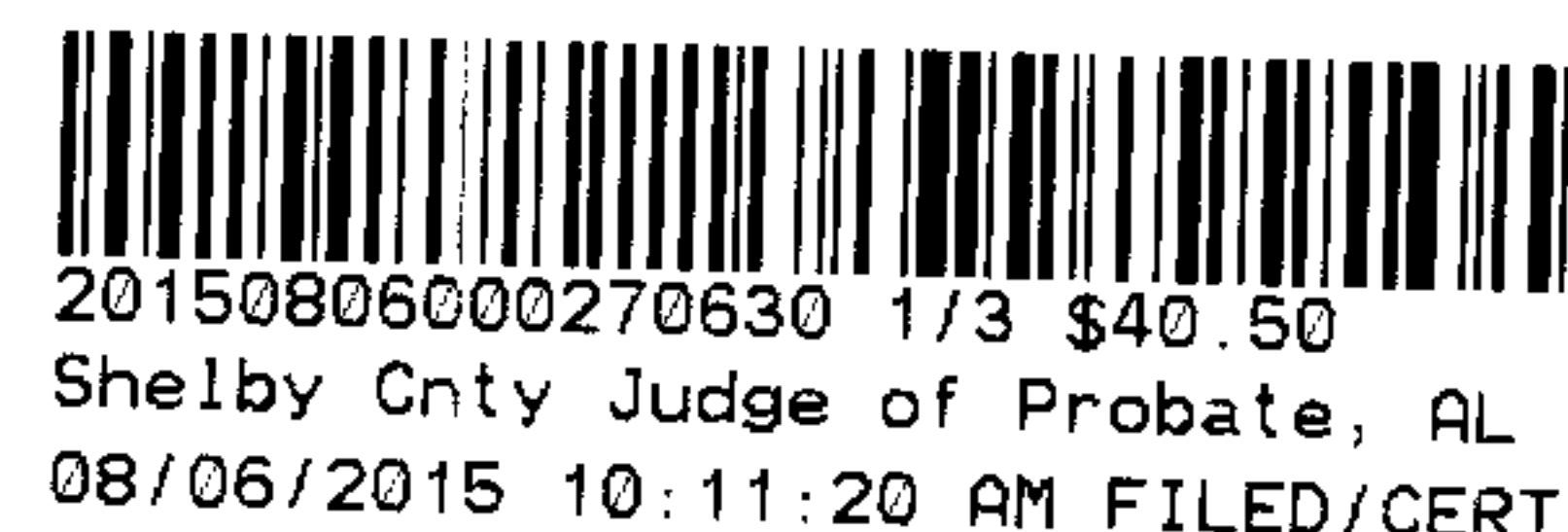
**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY THOUSAND TWO HUNDRED AND NO/00 DOLLARS (\$20,200.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Shirley T. Davis, a married woman (AS TO ¼ INTEREST)*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Lloyd Dale Hand and wife, Dania Hand and Sue Hand Pouncy, a single woman*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

***SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION***

**SUBJECT TO:**

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



Shirley T. Davis and Shirley Hand are one in the same person.

No part of the homestead of the Grantor herein.

A.C. Hand, one of the grantees in Real book 352, Page 457, is deceased, having died on August 8, 1996.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15<sup>th</sup> day of <sup>Aug</sup>~~July~~, 2015.

Shirley T. Davis  
**Shirley T. Davis**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Shirley T. Davis***, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of <sup>Aug</sup>~~July~~, 2015.

Cathy Willborn  
Notary Public  
My Commission Expires:

**MY COMMISSION EXPIRES**  
**09-15-2018**

Shelby County, AL 08/06/2015  
State of Alabama  
Deed Tax: \$20.50




## EXHIBIT A – LEGAL DESCRIPTION

Commence at the NE corner of the SE $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, thence run South along the East line of said Section a distance of 528.53 feet, to the North right of way line of Alabama Highway No. 26, thence turn an angle of 89 degrees 49 minutes to the right and run along the North right of way line of said Highway a distance of 293.40 feet, thence turn an angle of 10 deg. 33 min. to the right and run along North right of way line of said highway a distance of 150.0 feet, thence run an angle of 8 deg. 54 min. to the right and run along the North right of way line of said Highway a distance of 134.0 feet, thence turn an angle of 8 deg. 24 min. to the right and run along the North right of way line of said Highway a distance of 122.60 ft. to the point of beginning, thence turn an angle of 62 deg. 20 min. to the right and run a distance of 300.0 feet, thence turn an angle of 59 deg. 36 min. to the left and run a distance of 295.70 feet, thence turn an angle of 120 deg. 24 min. to the left and run a distance of 300.0 feet to a point on the North right of way line of Alabama Highway No. 26, thence turn an angle of 59 deg. 36 min. to the left and run along the North right of way line of said highway a distance of 295.70 feet to the point of beginning. Situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the NE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, thence run South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 528.53 feet, thence turn an angle of 89 deg. 49 min. to the right and run a distance of 293.40 feet, thence turn an angle of 10 deg. 33 min. to the right and run a distance of 150.00 feet, thence turn an angle of 8 deg. 54 min. to the right and run a distance of 134.00 feet, thence turn an angle of 8 deg. 24 min. to the right and run a distance of 418.30 feet, to a point on the North right of way line of Alabama Highway No. 26, thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet, to the point of beginning, thence continue in the same direction a distance of 150.00 feet, thence turn an angle of 120 deg. 24 min. to the right and run a distance of 295.70 feet, thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet, thence turn an angle of 120 deg. 24 min. to the right and run a distance of 295.70 feet to the point of beginning. Also a 20 foot easement described as follows: Commence at the NE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, thence run South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 528.53 feet, thence turn an angle of 89 deg. 49 min. to the right and run a distance of 293.40 feet, thence turn an angle of 10 deg. 33 min. to the right and run a distance of 150.00 feet, thence turn an angle of 8 deg. 54 min. to the right and run a distance of 134.00 feet, thence turn an angle of 8 deg. 24 min. to the right and run a distance of 418.30 feet to a point on the North right of way line of Alabama Highway No. 26, and the point of beginning, thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet, thence turn an angle of 120 deg. 24 min. to the right and run a distance of 20.00 feet, thence turn an angle of 59 deg. 36 min. to the right and run a distance of 150.00 feet to the North right of way line of Highway No. 26, thence turn an angle of 120 deg. 24 min. to the right and run a distance of 20 feet to the point of beginning. Situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

  
20150806000270630 2/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
08/06/2015 10:11:20 AM FILED/CERT



Grantor's Name

Shirley Davis

Mailing Address

4361 Hwy 26  
Columbiana AL 35051

Property Address

4361 Hwy 26  
Columbiana, AL 35051

Grantee's Name

Sub Pouncey  
Shirley T. Davis

Mailing Address

4361 Hwy 26  
Columbiana AL 35051

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$ 80,810. 1/4 = 20200

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 office

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 8/6/15

☒ Unattested

[Signature]

(verified by)

Print Shirley T. Davis

Sign Shirley T. Davis

(Grantor/Grantee/Owner/Agent) circle one

20150806000270630 3/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
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Form RT-1