


**PREPARED BY:**

Mr. Gary W. Walton  
2387 Hwy 32  
Columbiana, Alabama 35051

Shelby County, AL 10/19/2015  
State of Alabama  
Deed Tax: \$9.00

**AFTER RECORDING RETURN TO:**

Mr. William J. Davis  
2245 Hwy 32  
Columbiana, Alabama 35051

  
20151019000363180 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/19/2015 10:08:53 AM FILED/CERT

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**GENERAL WARRANTY DEED**

***THIS DEED***, dated October 2, 2015, is made by and between Mr. Elvis E. Walton, the "Grantor", located at 2249 Hwy 32, Columbiana, Alabama 35051 in the County of Shelby, and Mr. William J. Davis, the "Grantee", whose legal address is 2245 Hwy 32, Columbiana, Alabama 35051, located in the County of Shelby.

***WITNESS***, that the Grantor, for and in consideration for the total sum of \$8,700 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, hereby grants bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Shelby County and in the State of Alabama, herein described as follows:

**Full legal description:** BEGIN at the NE corner of Lot 1 Elvis Walton Family Subdivision as recorded in Map Book 38 Page 13 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 60°36'04" W along the north line of Lot 1 a distance of 67.96 feet to a rebar capped RCFA; thence S 89°28'44" E along the north line of Lot 1 for a distance of 419.95 feet to a rebar capped EDG; thence S 72°36'34" E a distance of 449.89 feet to a rebar capped EDG on the western right-of-way of Shelby County Hwy. 32, said point also being on a curve to the right having a central angle of 1°02'25" and a radius of 9,460.00 feet, said curve subtended by a chord bearing N 16°51'26" E and a chord distance of 171.77 feet; thence along the arc of said curve and along said right-of-way a distance of 171.77 feet to the POINT OF BEGINNING. Said parcel of land contains 31,577 square feet, more or less.

***SUBJECT TO*** current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.


***HEREBY*** releasing and waiving all rights under and by virtue of the laws of the State of Alabama

***TO HAVE AND TO HOLD*** the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

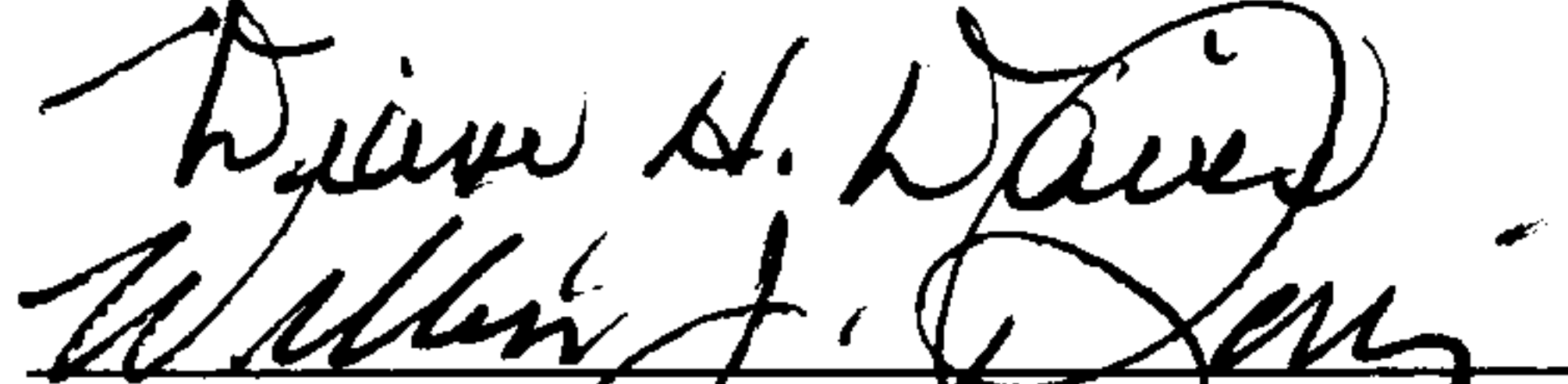
**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

**GRANTOR**

  
(Grantor Signature)

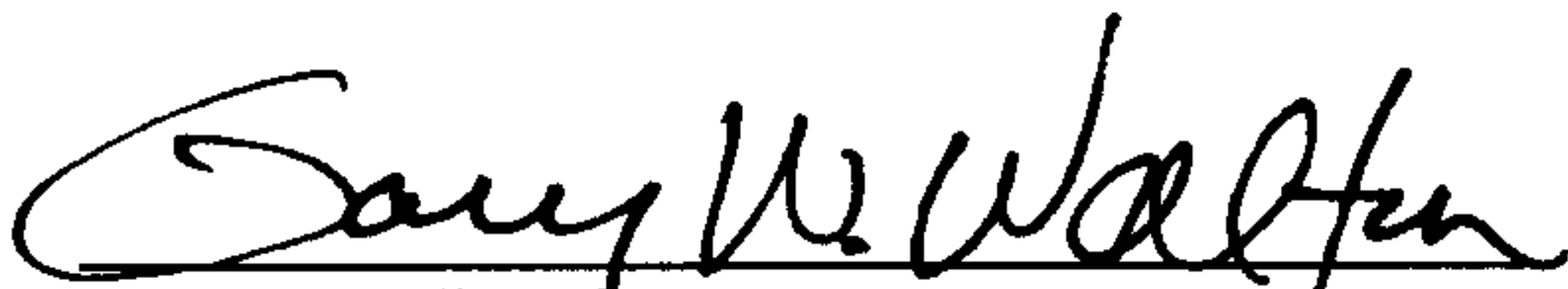
2249 Hwy 32  
Columbiana, Alabama 35051

**GRANTEE**

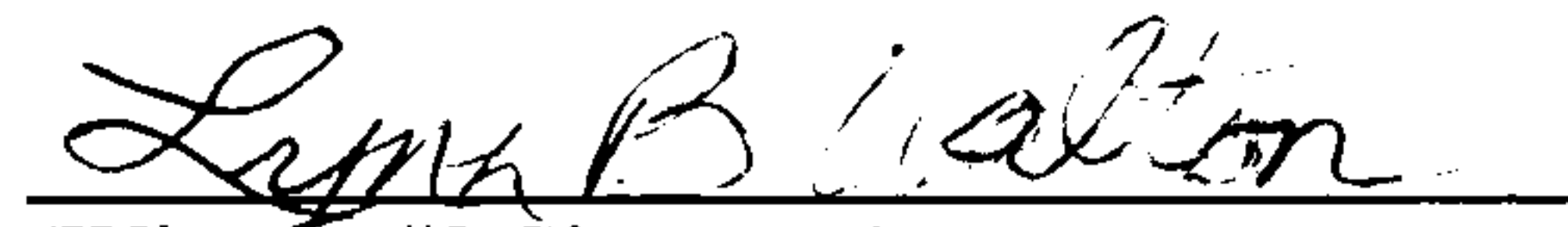
  
(Grantee Signature)

2245 Hwy 32  
Columbiana, Alabama 35051

Signed in our presence


  
(Witness #1 Signature)

Gary Walton  
(Witness #1)

  
(Witness #2 Signature)

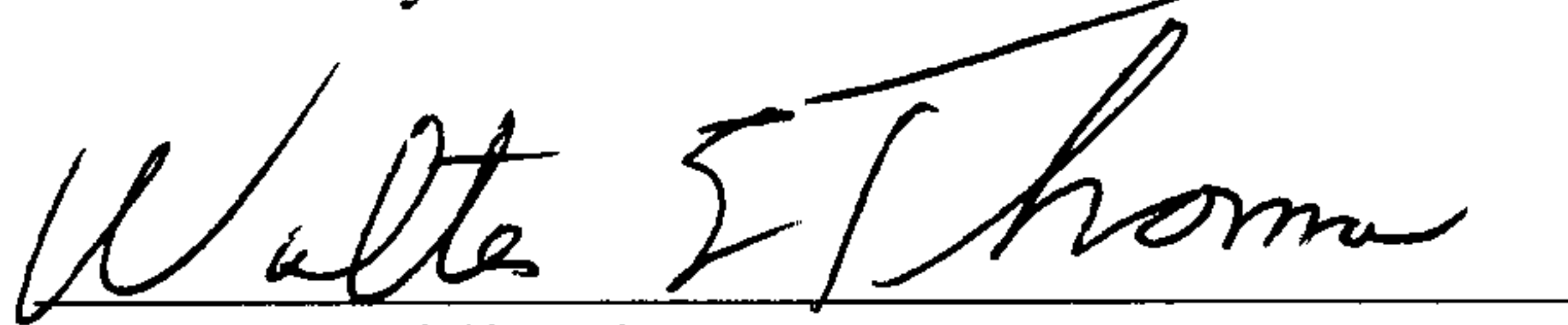
Lynn Walton  
(Witness #2)

**State of Alabama**  
**County of Shelby**

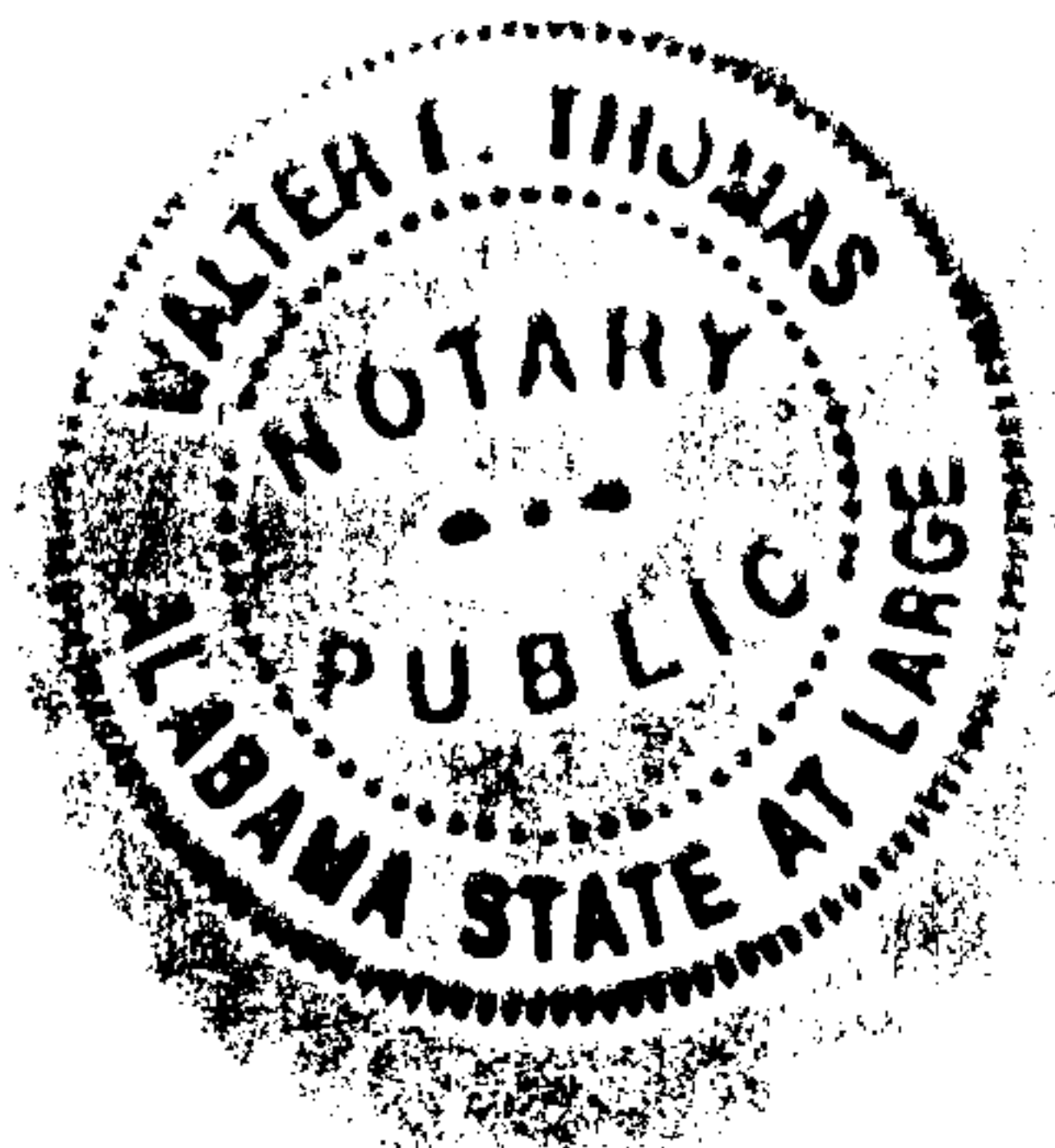
  
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The foregoing instrument was acknowledged before me on 10/2/2015, Mr. Elvis E. Walton, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal

  
(Notary Public Signature)

Notary Commission Expires  
**My Commission Expires 5/21/16**





# Real Estate Sales Validation Form

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

Grantor's Name ELVIS E. WALTON  
Mailing Address 2249 Hwy 32  
COLUMBIANA, AL  
35051

Grantee's Name WILLIAM & DIANE DAVIS  
Mailing Address 2245 Hwy 32  
COLUMBIANA, AL  
35051

Property Address 16 3 06 0 000 007.000  
split of this parcel  
for 2017

Date of Sale 8-16-15  
Total Purchase Price \$ 8700.00  
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 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 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 10-19-2015

Print William J. Davis  
Diane H. Davis  
Sign William J. Davis  
Diane H. Davis

☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1