

20160316000084890
03/16/2016 01:04:47 PM
DEEDS 1/3

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Dale McCullough, II and Robin McCullough
305 Waterford Cove Trail
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirteen Thousand Four Hundred And No/100 Dollars (\$213,400.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Michael A. Davis and Rebecca R. Davis, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Dale McCullough, II and Robin McCullough (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 744, according to the Survey of Waterford Cove-Sector 1, as recorded in Map Book 28, Page 68, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


Two Hundred Nine Thousand Five Hundred Thirty-Four And No/100 Dollars (\$209,534.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 11, 2016.



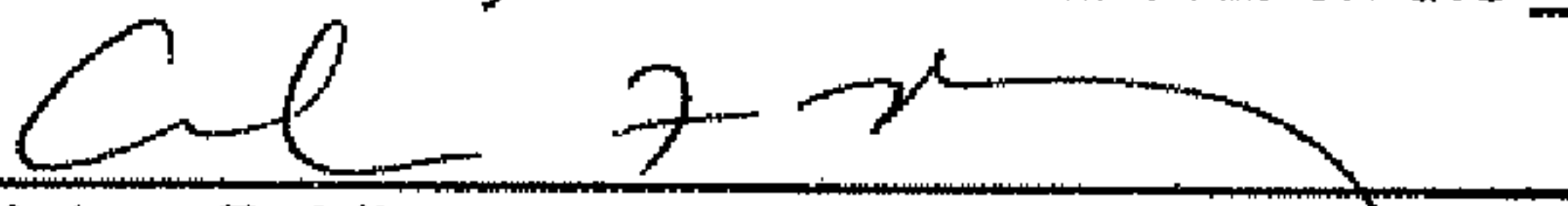
Michael A. Davis


Rebecca R. Davis

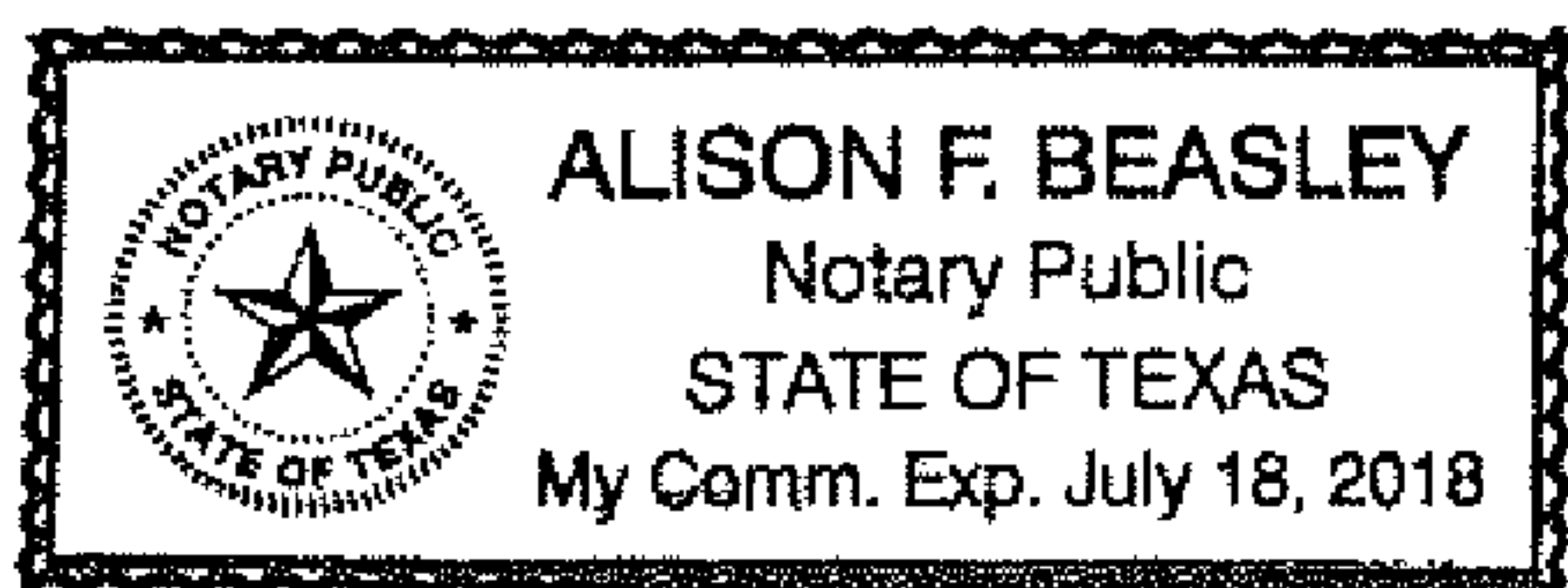
STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael A. Davis and Rebecca R. Davis, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 10th day of March, 2016.



Notary Public
My commission expires: July 18, 2018



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Grantor's Name	Michael A. Davis and Rebecca R. Davis	Grantee's Name	Dale McCullough, II and Robin McCullough
Mailing Address	305 Waterford Cove Trail Calera, AL 35040	Mailing Address	306 N. Main Street Columbiana, AL 35051
Property Address	305 Waterford Cove Trail Calera, AL 35040	Date of Sale	March 11, 2016
		Total Purchase Price	\$213,400.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Michael A. Davis and Rebecca R. Davis, 305 Waterford Cove Trail, Calera, AL 35040.

Grantee's name and mailing address - Dale McCullough, II and Robin McCullough, 306 N. Main Street, Columbiana, AL 35051.

Property address - 305 Waterford Cove Trail, Calera, AL 35040

Date of Sale - March 11, 2016.

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.

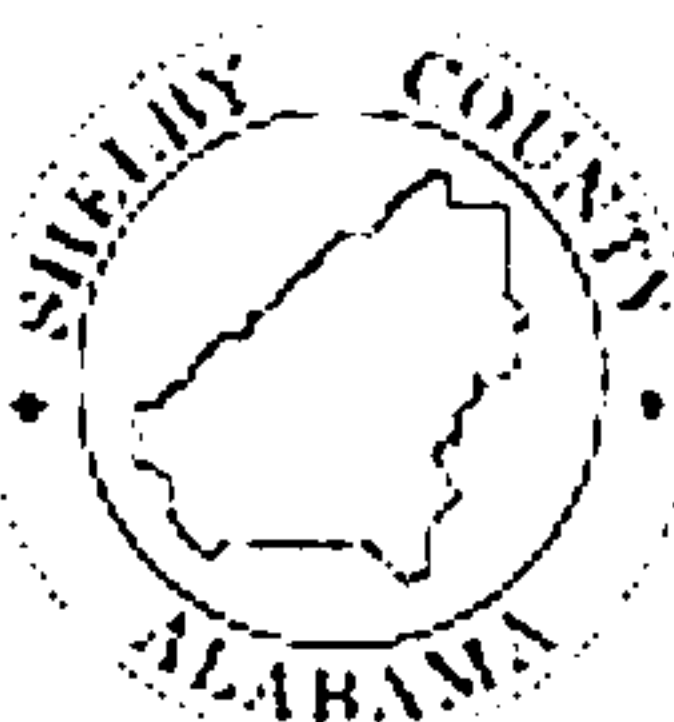
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: March 11, 2016

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2016 01:04:47 PM
\$24.00 CHERRY
20160316000084890

