

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

20160420000128890  
04/20/2016 09:28:18 AM  
DEEDS 1/3

Send Tax Notice To:  
James M. + Linda B. Lawley  
334 Pasture Ln  
Montevallo, AL 35115

**GENERAL WARRANTY DEED**  
With right of survivorship

STATE OF ALABAMA                                 }  
COUNTY OF SHELBY                            }     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy-Five Thousand and No/100 Dollars (\$375,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Morgan Lawley, an unmarried man, and Jennifer Davis, a married woman**, (herein referred to as Grantors), do hereby grant, sell, bargain and convey unto **James M. Lawley and Linda B. Lawley**, (herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**COMMENCE AT THE NW CORNER OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 3 WEST; THENCE SOUTH 0 DEGREES 01 MINUTES 45 SECONDS EAST, ALONG SAID SECTION A DISTANCE OF 330.00 FEET (S 0 DEGREES 0 MINUTES E MAP); THENCE SOUTH 0 DEGREES 01 MINUTES 45 SECONDS EAST ALONG SAID SECTION A DISTANCE OF 312.17 FEET MEAS. (S 0 DEGREES 0 MINUTES E 311.68 FEET MAP); THENCE SOUTH 87 DEGREES 59 MINUTES 29 SECONDS EAST A DISTANCE OF 235.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 623.00 FEET; THENCE NORTH 02 DEGREES 0 MINUTES 52 SECONDS EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 29 SECONDS WEST A DISTANCE OF 623.00 FEET; THENCE SOUTH 02 DEGREES 0 MINUTES 52 SECONDS WEST A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.**

**ALSO, 35 FOOT INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 3 WEST; THENCE SOUTH 0 DEGREES 01 MINUTES 45 SECONDS EAST ALONG SAID SECTION A DISTANCE OF 330.00 FEET (S 0 DEGREES 0 MINUTES 0 SECONDS E MAP); THENCE SOUTH 0 DEGREES 01 MINUTES 45 SECONDS EAST ALONG SAID SECTION A DISTANCE OF 312.17 FEET MEAS. (S 0 DEGREES 0 MINUTES 0 SECONDS E 311.68 FEET MAP); THENCE SOUTH 87 DEGREES 59 MINUTES 29 SECONDS EAST A DISTANCE OF 235.79 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING OF A 35 FOOT INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT LYING 17.5 FEET PARALLEL TO AND EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 87 DEGREES 59 MINUTES 29 SECONDS EAST A DISTANCE OF 1720.76 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 15. SAID POINT ALSO BEING THE END OF SAID EASEMENT.**

\$300,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

This property is not the homestead of Jennifer Davis nor that of her spouse. Jennifer Davis is formerly known as Jennifer Lawley. They are one and the same person.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 19<sup>th</sup> day of April, 2016.

Morgan Lawley (SEAL)  
Morgan Lawley

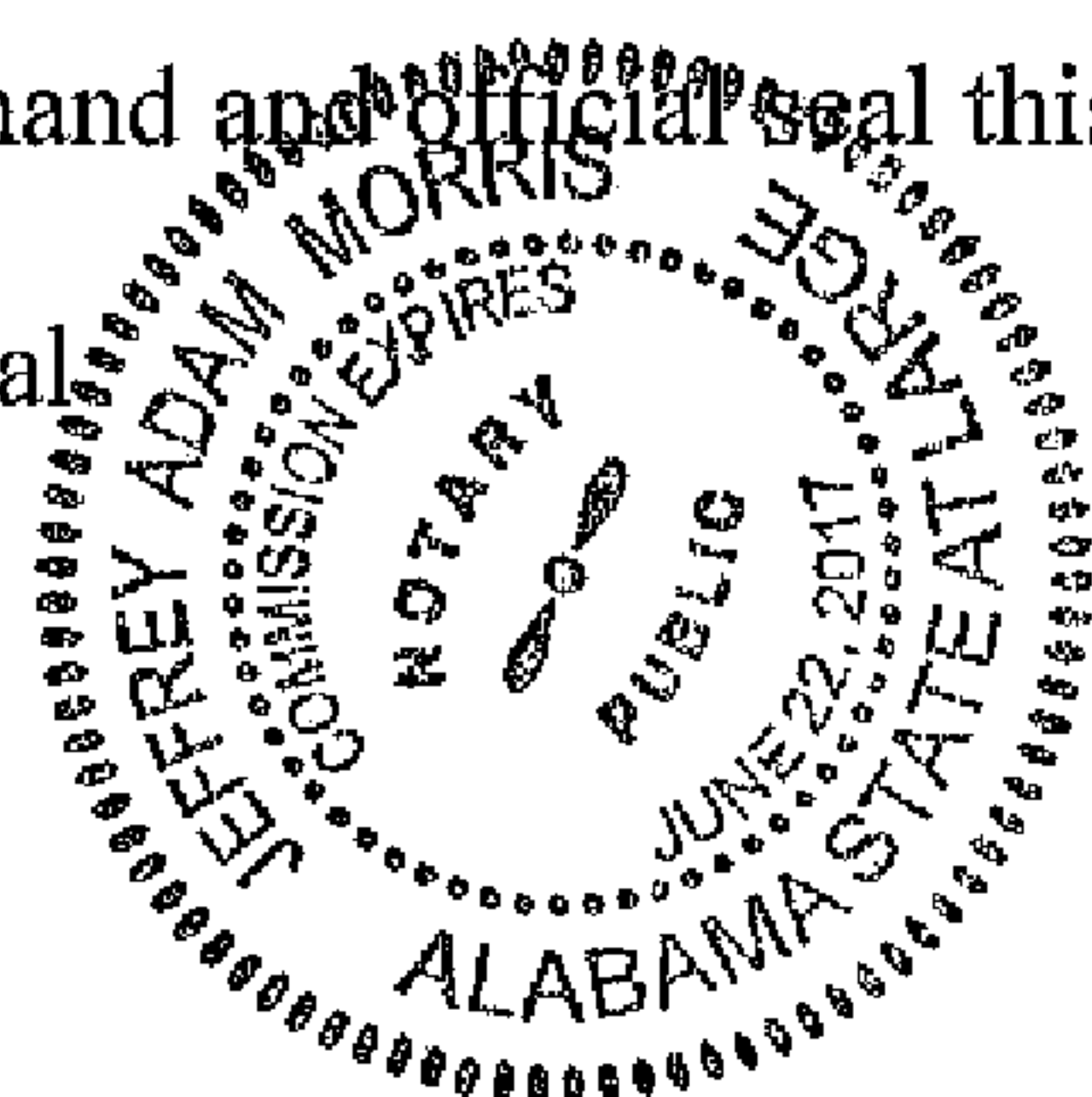
Jennifer Davis (SEAL)  
Jennifer Davis

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Morgan Lawley and Jennifer Davis**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of April, 2016.

Notary Seal



[Signature]  
Notary Public:  
My commission expires:

## Real Estate Sales Validation Form

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

Grantor's Name Morgan Lawley  
 Mailing Address Jeffrey Lewis  
206 Cedar Way  
Montevallo AL 35115

Grantee's Name James M. Lawley  
 Mailing Address Linda B. Lawley  
334 Pasture Ln  
Montevallo AL 35115

Property Address 334 Pasture Ln  
Montevallo AL 35115

Date of Sale 4/19/16Total Purchase Price \$ 375,000.00

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 4/19/16

Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/20/2016 09:28:18 AM  
 \$95.00 CHERRY  
 20160420000128890

Print Jeffrey Lewis

Jeffrey Lewis  
 Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one