

20160706000234780
07/06/2016 02:43:19 PM
DEEDS 1/3

This instrument was prepared by:

Send Tax Notices to:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Keith Lawayne Davis
Yonna Davis
112 Deer Meadow Drive
Chelsea, AL 35043

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and No/100 (\$10.00)** and other good and valuable consideration to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Keith Lawayne Davis and Yonna Davis, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Keith Lawayne Davis and Yonna Davis** (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at a Concrete monument in place being the Southwest corner of Section 19, Township 19 South, Range I East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South boundary of said section and along a fence for a distance of 1011.39 feet (set 1/2" rebar) to the point of beginning, From this beginning point proceed North 00 degrees 43 minutes 19 seconds East for a distance of 840.0 feet (set 1/2" rebar); thence proceed South 88 degrees 45 minutes 15 seconds East for a distance 0008.0 feet (set 11," rebar) to a point on the East boundary of the Southwest one-fourth of the Southwest one-fourth of said section; thence proceed South 87 degrees 37 minutes 48 seconds East for a distance of 215.90 feet to a 2" pipe in place; thence proceed South 00 degrees 25 minutes 26 seconds West along a white painted line for a distance of 833.45 feet to a 1 W' pipe in place being located on the South boundary of the Southeast one-fourth of the Southwest one-fourth; thence proceed North 89 degrees 22 minutes 06 seconds West along the South boundary of said Southeast one fourth of the Southwest one-fourth for a distance of 220.15 feet to a 3/4" crimp top pipe in place being the Southeast corner of said Southwest one-fourth; thence proceed North 88 degrees 45 minutes 15 seconds West along the South boundary of said Southwest one-fourth of the Southwest one-fourth for a distance 0008.0 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Southwest one-fourth of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

This deed is being filed simultaneously with a refinance mortgage in the amount of \$697,000.00.

Yonna Davis and Yonna Guthrie Davis are one and the same person.

TO HAVE AND TO HOLD, to 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 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 27th day of June, 2016.

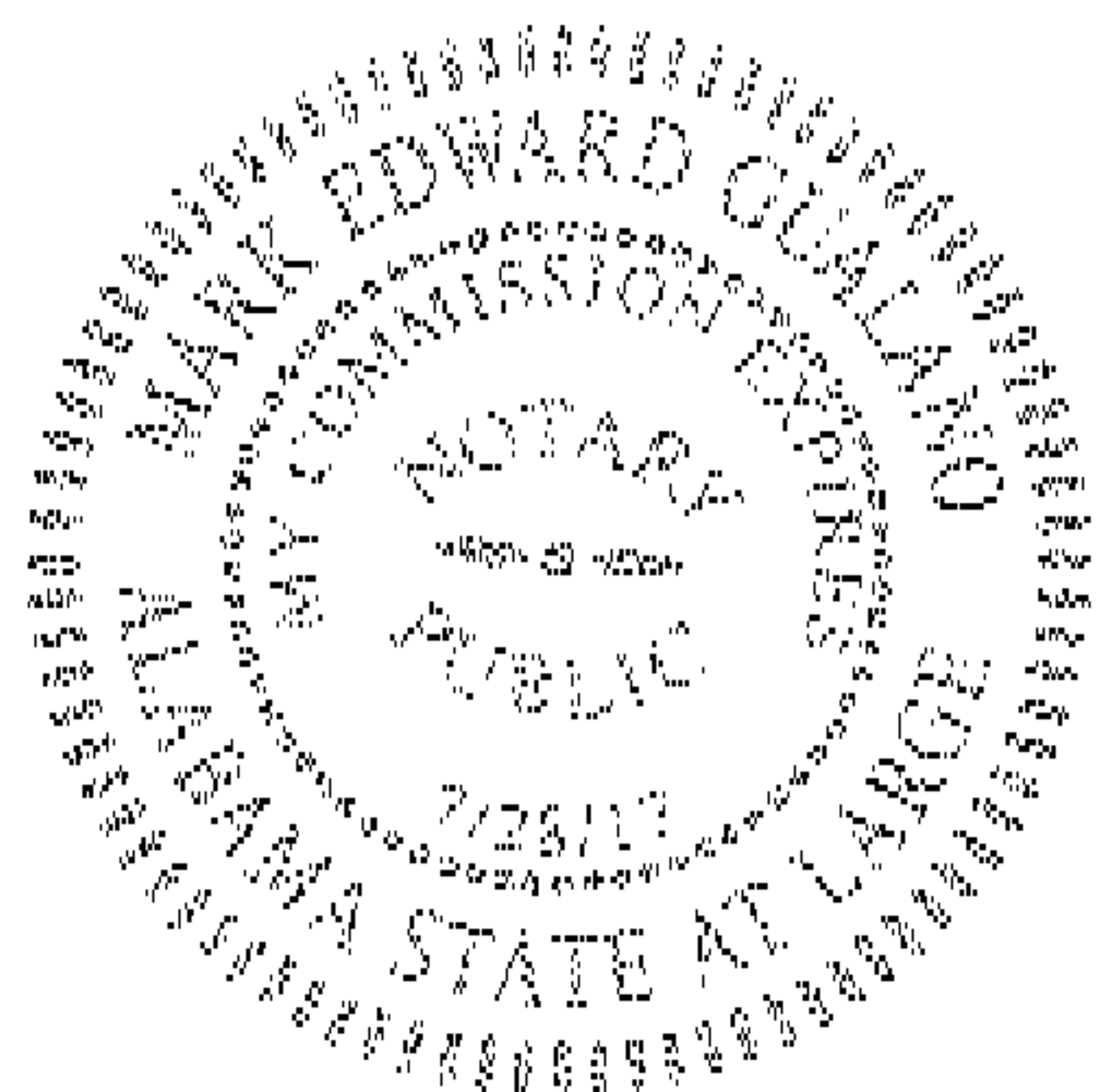
 (SEAL)
Keith Lawayne Davis

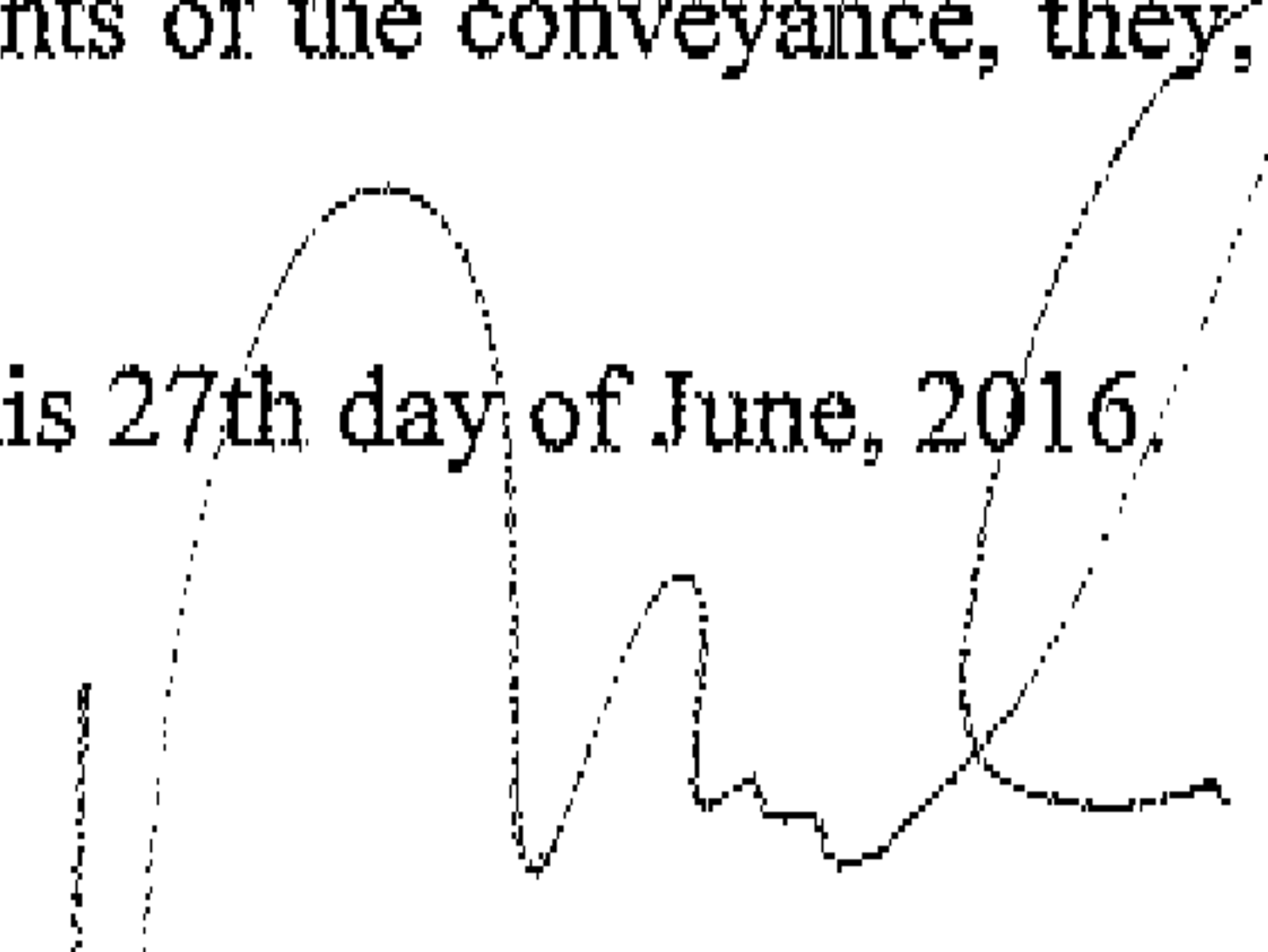
 (SEAL)
Yonna Davis

STATE OF ALABAMA)
JEFFERSON
SHELBY COUNTY)

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

Given under my hand and official seal this 27th day of June, 2016.




Notary Public
Mark E. Gualano
My commission expires: 7/28/17

Real Estate Sales Validation Form

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

Grantor's Name	<u>Keith Lawayne Davis</u>
Mailing Address	<u>Yonna Davis</u> <u>112 Deer Meadow Drive</u> <u>Chelsea, AL 35043</u>

Grantee's Name	Keith Lawayne Davis
Mailing Address	Yonna Davis
	112 Deer Meadow Drive
	Chelsea, AL 35043

Property Address 112 Deer Meadow Drive
Chelsea, AL 35043

Date of Sale June 27, 2016
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 697,000.00

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

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 _____

Print

Unattested

Sign Deeth Lawrence Ocas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2016 02:43:19 PM
\$718.00 CHERRY
20160706000234780**

John F. Kennedy