

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 475
Vestavia Hills, AL 35242

Send Tax Notice To: Jay Lyman Davis
Janet Davis McVann
Ginger Oldfield
Jo Ann Miller
101 Saluda Pointe Drive
Unit 1015
Lexington, SC 29072

File No.: 2016111

WARRANTY DEED

20160824000305990 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/24/2016 11:06:10 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **No Dollars and No Cents (\$0.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Estate of Florence Jeannine Davis, Deceased, Probate Case No. 2016-58, By and Through Jay Lyman Davis, as Personal Representative** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jay Lyman Davis, Janet Davis McVann, Ginger Oldfield, and Jo Ann Miller**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **3083 Crossings Drive, Birmingham, AL 35242**; to wit;

LOT 52, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, AS RECORDED IN MAP BOOK 29, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by its Personal Representative, Jay Lyman Davis, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of August, 2016.

THE ESTATE OF FLORENCE JEANNINE DAVIS,
DECEASED, PROBATE CASE NO. 2016-58

Jay Lyman Davis
Jay Lyman Davis
Personal Representative

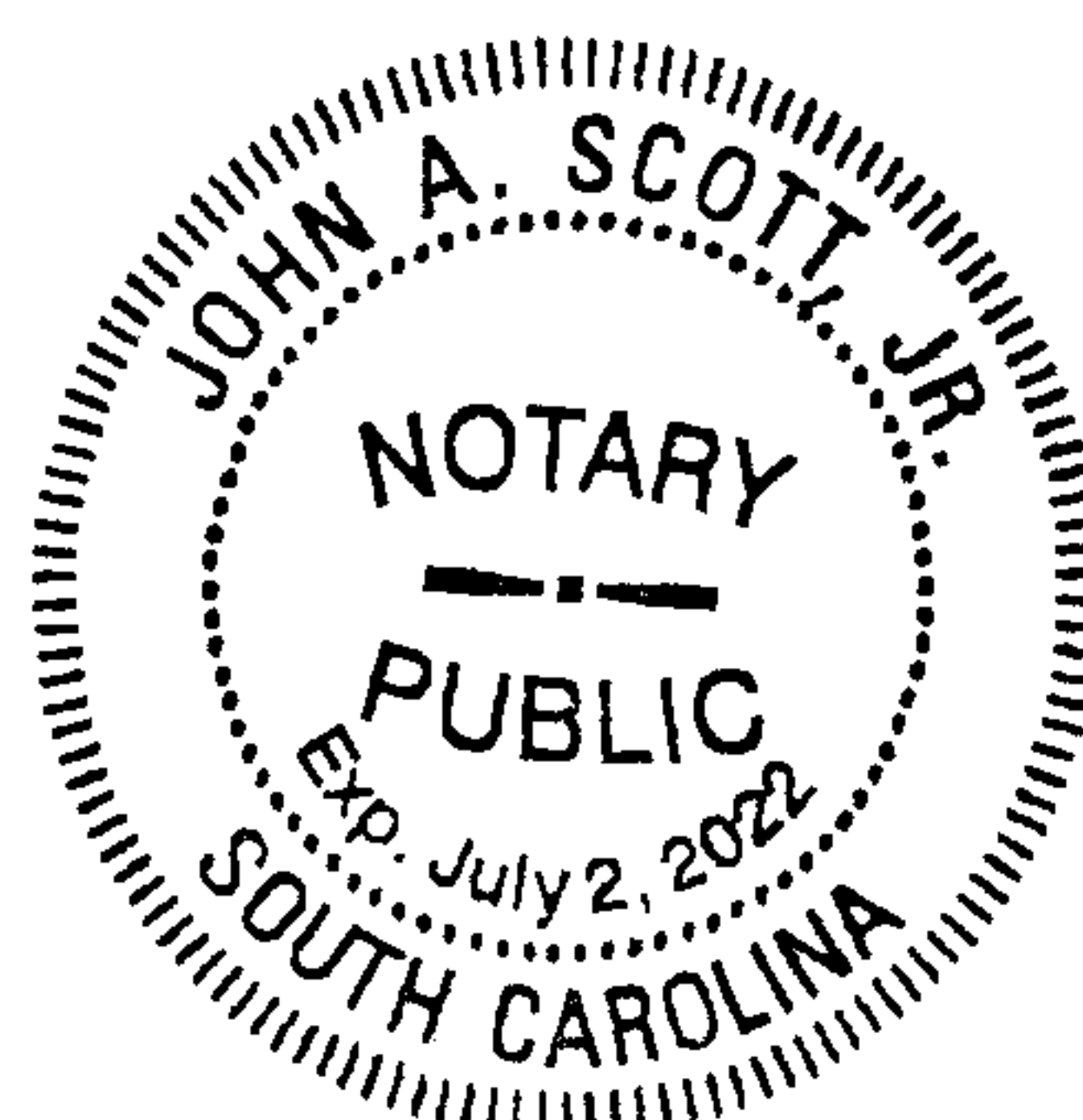
State of South Carolina

County of Lexington

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jay Lyman Davis, as Personal Representative of The Estate of Florence Jeannine Davis, Deceased, Probate Case No. 2016-58 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of August, 2016.

John A. Scott Jr.
Notary Public, State of ~~Alabama~~ South Carolina
My Commission Expires: July 2, 2022



Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Florence Jeannine Davis, Deceased, Probate Case No. 2016-58	Grantee's Name	Jay Lyman Davis Janet Davis McVann Ginger Oldfield Jo Ann Miller
Mailing Address	<div></div> <div>AL</div>	Mailing Address	101 Saluda Pointe Drive, Unit 1015 Lexington, SC 29072
Property Address	3083 Crossings Drive Birmingham, AL 35242	Date of Sale	January 27, 2016
		Total Purchase Price	\$0.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	\$266,700.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other ASSESSOR'S WEBSITE
<input 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 - 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.

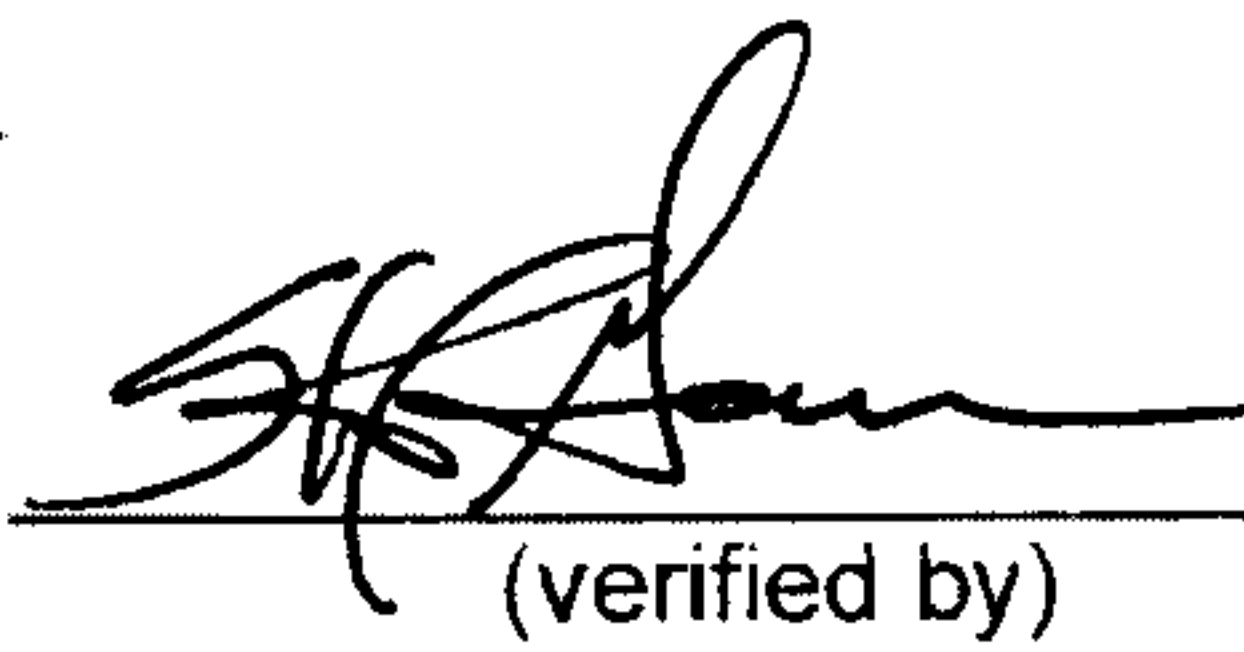
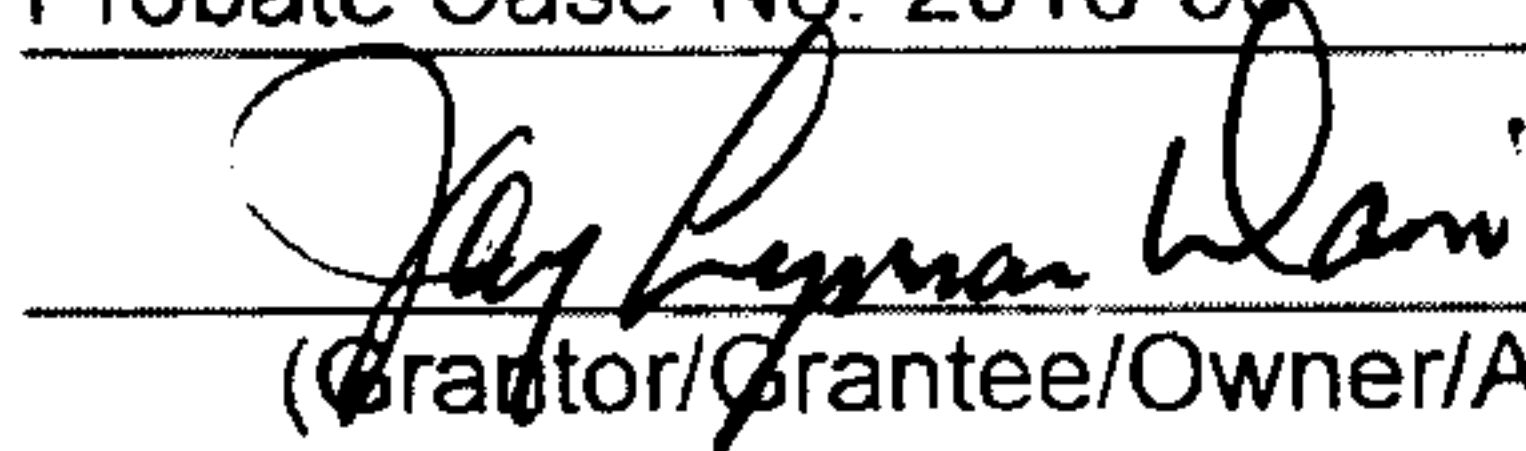
Date of Sale - the date on which interest to the property was conveyed.

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	August 15, 2016	Print	The Estate of Florence Jeannine Davis, Deceased, Probate Case No. 2016-58
Unattested	<div> (verified by)</div>	Sign	<div> (Grantor/Grantee/Owner/Agent) circle one</div>

Form RT-1


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