

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

Send tax notice to:

BHM1600628

Lynne R. Jarnagin

John C. Jarnagin

3110 Hwy 69

Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby

20160902000318670

09/02/2016 07:53:43 AM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Eight Thousand and 00/100 Dollars (\$258,000.00)** in hand paid to the undersigned **Jerry W. Davis and Rose Davis, husband and wife** (hereinafter referred to as "Grantors"), by **Lynne R. Jarnagin and John C. Jarnagin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

From the accepted Northeast corner of the SE 1/4 - NW 1/4 of Section 21, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE 1/4 - NW 1/4 a distance of 526.05 feet to a point on the Southwesterly boundary of Shelby County Highway #69 (80 foot ROW) being the point of beginning of herein described parcel of land; thence continue along said course a distance of 226.48 feet; thence turn 75 degrees 47 minutes left and run 187.12 feet to a point in the center of Yellow Leaf Creek; thence turn 88 degrees 54 minutes 20 seconds left and run 154.09 feet along said creek centerline; thence turn 61 degrees 38 minutes 33 seconds right and run 156.20 feet along said creek centerline; thence turn 12 degrees 28 minutes 51 seconds left and run 58.80 feet along said creek centerline; thence turn 105 degrees 16 minutes 52 seconds left and run 129.86 feet; thence turn 11 degrees 21 minutes 17 seconds right and run 108.75 feet; thence turn 40 degrees 10 minutes 45 seconds left and run 75.19 feet; thence turn 20 degrees 32 minutes 25 seconds right and run 118.74 feet to a point on the Southwesterly boundary of aforementioned Shelby County Highway #69; thence turn 102 degrees 03 minutes 27 seconds left and run 266.81 feet along said highway boundary to the point of beginning of herein described parcel of land.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

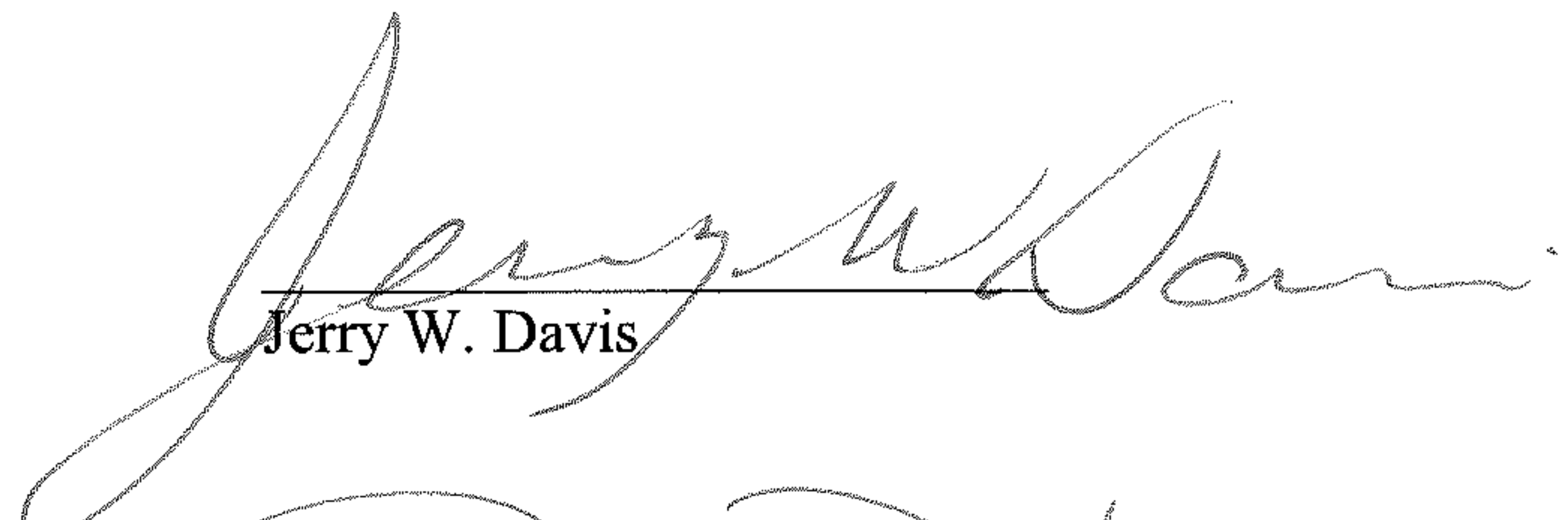
MINERAL AND MINING RIGHTS EXCEPTED, IF ANY

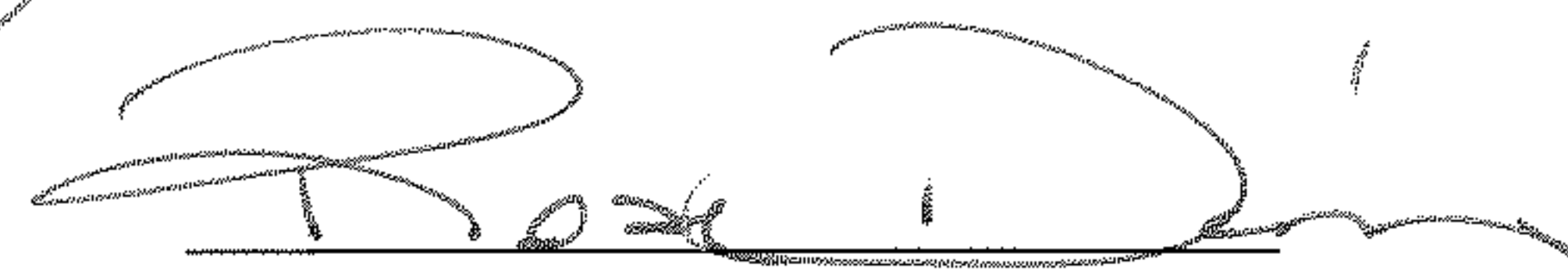
\$206,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Jerry W. Davis and Rose Davis have hereunto set their signatures and seals on August 31, 2016.


Jerry W. Davis


Rose Davis


STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry W. Davis and Rose Davis, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of AUGUST, 2016

(NOTARIAL SEAL)




Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019

Real Estate Sales Validation Form

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

Grantor's Name: Jerry W. Davis and Rose Davis Grantee's Name: Lynne R. Jarnagin and John C. Jarnagin

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Mailing Address: P. O. Box 219
Westover, AL 35185

Mailing Address: 3110 Hwy 69
Chelsea, AL 35043

Property Address: 3110 Hwy 69
Chelsea, AL 35043

Date of Sale: 8/31/2016
Total Purchase Price: \$258,000.00
or

Actual Value: \$ _____ n/a
or

Assessor's Market Value: \$ _____

County: Shelby



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2016 07:53:43 AM
\$73.00 CHERRY
20160902000318670

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: 8/31/2016

Print: Michelle Pouncey

Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One