


STATE OF ALABAMA           §  
   §  
SHELBY COUNTY           §

  
20160929000356780 1/2 \$68.00  
Shelby Cnty Judge of Probate, AL  
09/29/2016 11:00:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Fifty Thousand and NO/100 (\$50,000.00) Dollars to the undersigned **TAMARA HARRIS FRYE, AN UNMARRIED WOMAN, WHOSE MAILING ADDRESS IS 105 TAMMY’S MOUNTAIN, MONTEVALLO, ALABAMA 35115**, herein referred to as Grantor, in hand paid by **JOHNNY DAVIS AND WIFE, HELEN DAVIS, WHOSE MAILING ADDRESS IS 225 OAK DRIVE, SHELBY, ALABAMA 35143**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all her right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the NE of the NW of Section 14, Township 22 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

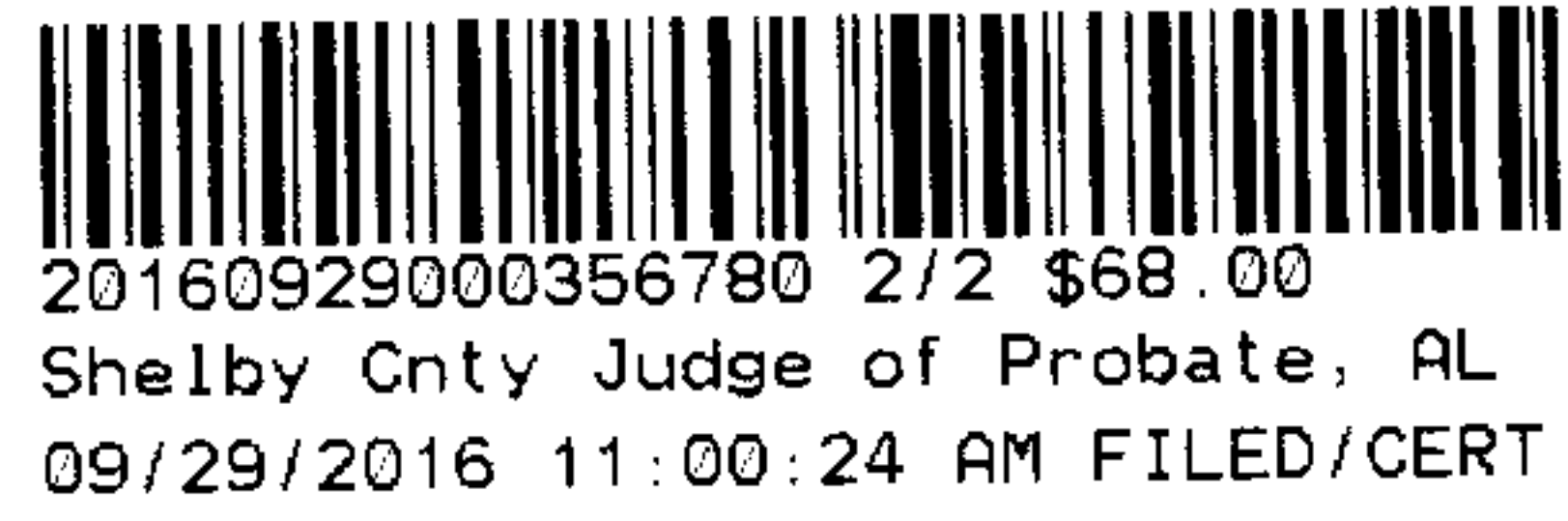
Begin at the NW corner of above said -1/4,said point being the POINT OF BEGINNING; thence North 89 degrees 43 minutes 19 seconds East, a distance of 862.72 feet; thence South 00 degrees 54 minutes 07 degrees West, a distance of 786.90 feet to a point on the westerly R.O .W. line of Shelby County Highway 37 (Egg and Butter Road, 80' R.O.W.), said point also being the beginning of a curve to the left, having a radius of 425.00 feet, a central angle of 45 degrees 39 minutes 14 seconds and subtended by a chord which bears South 18 degrees 01 minute 07 seconds West, and a chord distance of 329.76 feet; thence along the arc of said curve and said R.O.W. line, a distance of 338.65 feet; thence South 04 degrees 48 minutes 30 seconds East and along said ROW line, a distance of 232. 99 feet; thence South 89 degrees 12 minutes 38 seconds West and leaving said ROW line, a distance of 573.22 feet; thence North 00 degrees 36 minutes 18 seconds East, a distance of 208.85 feet; thence South 89 degrees 12 minutes 38 seconds West, a distance of 208.85 feet; thence North 00 degrees 36 minutes 18 seconds East, a distance of 1130.36 feet to the POINT OF BEGINNING. Said Parcel containing 24.36 acres, more or less. According to the survey of Rodney Shiflett, dated August 4, 2016.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: Land only, Oak Drive, Shelby, Alabama 35143



Date of Sale: September 23, 2016  
Total Purchase Price: \$50,000.00



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that she has a good right to sell and convey the same as is done hereby, that she will and her 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 except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

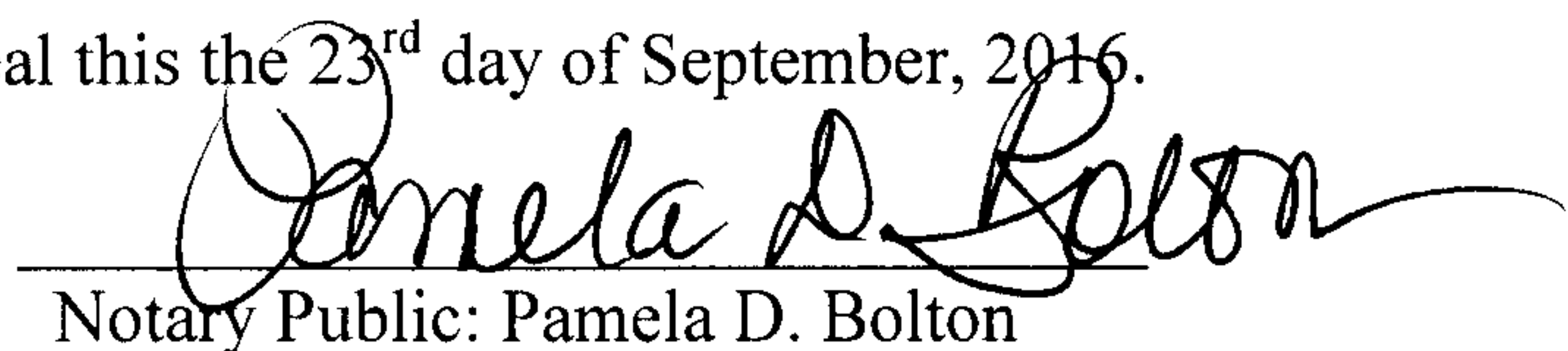
IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this the 23<sup>rd</sup> day of September, 2016.

  
Tamara Harris Frye

STATE OF ALABAMA     §  
                                     §  
TALLADEGA COUNTY   §

I, the undersigned authority in and for said County, in said State, hereby certify that Tamara Harris Frye, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of September, 2016.

  
Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:  
PROCTOR & VAUGHN, LLC  
Post Office Box 2129  
Sylacauga, Alabama 35150

File: 45.2685