

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Davy F. Edwards, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Scotty T. Morris and Lisa M. Morris (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2 of McGowan Place, as recorded in Map Book 40, page 45, in the Probate Office of Shelby County, Alabama, along with all easements and other rights as noted on the map.


Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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.

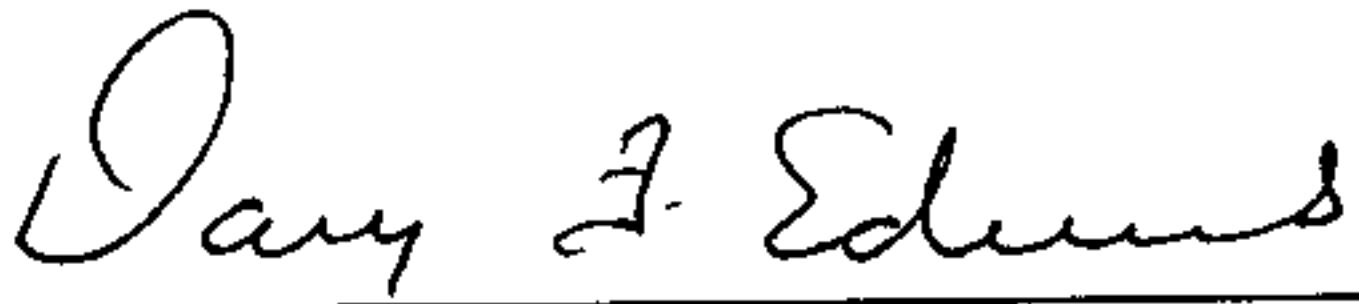
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;

Shelby County, AL 10/21/2016
State of Alabama
Deed Tax: \$110.00


20161021000388610 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
10/21/2016 03:31:05 PM FILED/CERT

that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 18th day of ~~September~~^{October}, 2016.


Davy F. Edwards


STATE OF ALABAMA


SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Davy F. Edwards, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of ~~September~~^{October}, 2016.




Notary Public
My Commission expires: 9-11-19


20161021000388610 2/3 \$131.00
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Real Estate Sales Validation Form

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

Grantor's Name Davy F. Edwards
Mailing Address 12421 Hwy 61
Wilsonville, AL 35186

Grantee's Name Scotty + Lisa Morris
Mailing Address 61 Taylor Farm Rd
Wilsonville, AL 35186

Property Address Hwy 25 + McGowan Rd
Wilsonville, AL

Date of Sale 10-18-16
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 109,960

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 10-18-16

Print Davy F. Edwards

☐ Unattested

Sign

Davy F. Edwards

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1