

Send tax notice to:

Carl T Edwards  
565 Hwy 4  
Calera, AL 35040

This instrument prepared by:


Meredith R. Logan

P.O. Box 122

Fultondale, Alabama 35068

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

  
20161117000422920 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
11/17/2016 11:03:13 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) in hand paid to the undersigned, **DONALD HEATH AVERY, a married man JENNIFER AVERY DAVIS, a married woman** (hereinafter referred to as "Grantor") by, **CARL T. EDWARDS** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.**

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

**A MORTGAGE IN THE AMOUNT OF \$183,426.00 IS BEING RECORDED  
SIMULTANEOUSLY HERewith.**

**THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS  
SPOUSE.**

**JENNIFER AVERY DAVIS GRANTOR HEREIN IS ONE AND THE SAME AS  
JENNIFER L. LAWLEY.**

The Grantor's does for themselves, their heirs and assigns, covenant with Grantee, its assigns, administrators and successors, 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 she will, and her heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, its assigns, administrators and successors forever.

IN WITNESS WHEREOF, Grantor have set their signatures and seals on this the 11th day of NOVEMBER, 2016.

  
DONALD HEATH AVERY

  
JENNIFER AVERY DAVIS

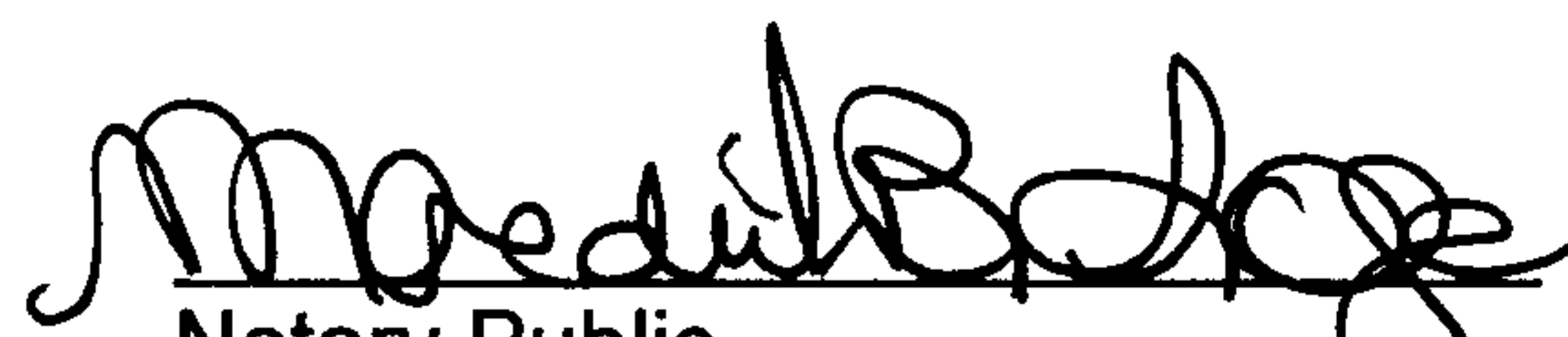
  
20161117000422920 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
11/17/2016 11:03:13 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD HEATH AVERY and JENNIFER AVERY DAVIS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of NOVEMBER, 2016.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: Meredith R. Logan  
Commission Expires: 4/14/2019

# "Exhibit A"

**That portion of Block 64, of the Map of South Calera, Ala., as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, which is located on the North side of that road presently known as Shelby County Highway #4.**



20161117000422920 3/4 \$25.00  
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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 Donald Heath Avery  
Mailing Address Jennifer Avery Davis  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Carl T. Edwards  
Mailing Address 565 Hwy 4  
Calera AL 35040  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 565 Hwy 4  
Calera, AL 35040  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 11/7/16

Total Purchase Price \$ 140,000

or

Actual Value

\$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20161117000422920 4/4 \$25.00  
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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 11/07/16

Print Meredith R Logan

\_\_\_\_\_  
Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1