

E-RECORDED *simplified*

ID: 20160706000234780

County: Shelby

Date: 7/6/16 Time: 02:43:19 PM

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 27th day of June, 2016.

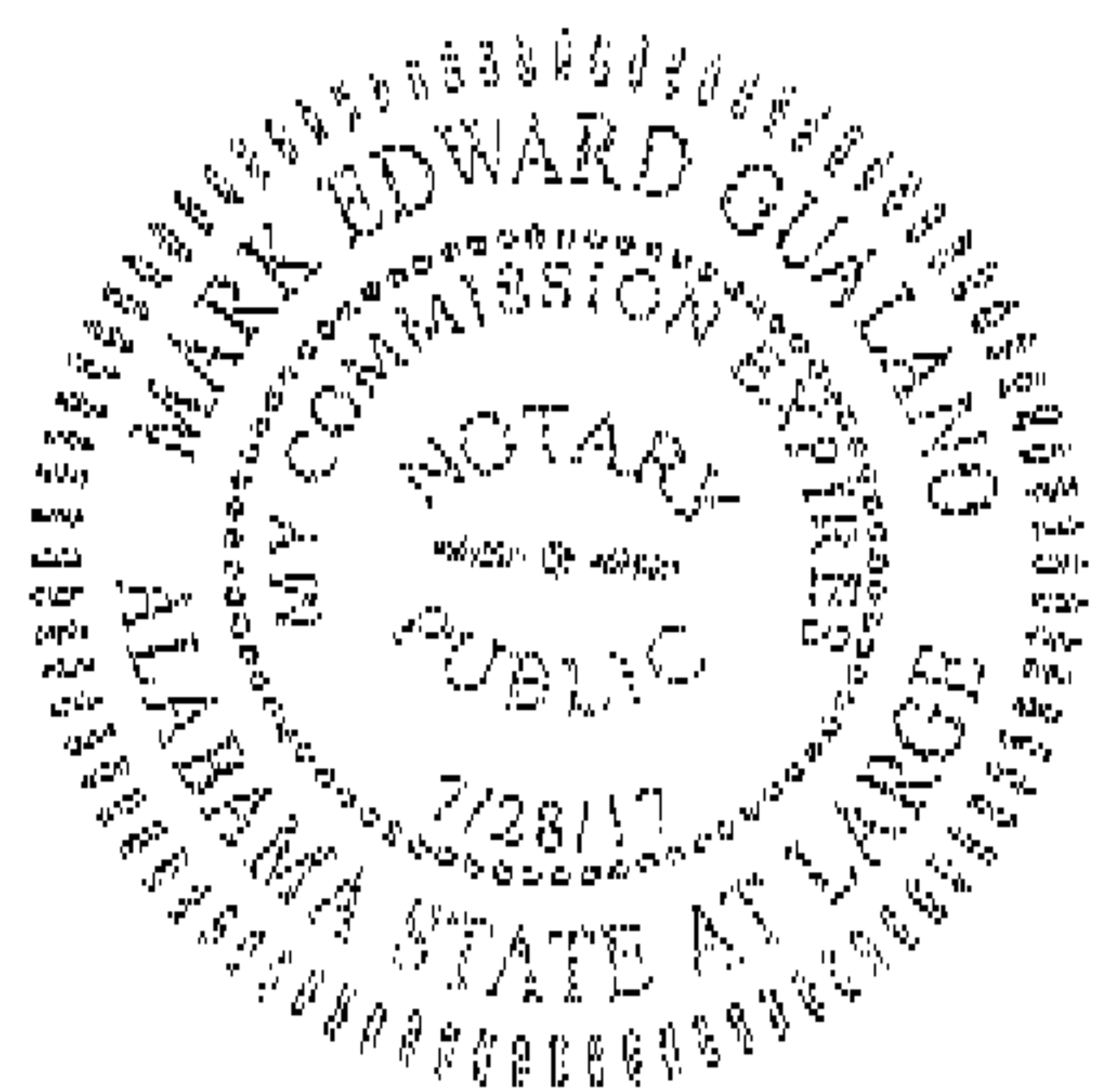
Keith Lawayne Davis (SEAL)
Keith Lawayne Davis

Yonna Davis (SEAL)
Yonna Davis

STATE OF ALABAMA)
~~JEFFERSON~~
~~SHELBY~~ COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Keith Lawayne Davis and Yonna Davis, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2016.



Mark E. Gualano
Notary Public
Mark E. Gualano
My commission expires: 7/28/17

EXHIBIT "A"

STATE OF ALABAMA
SHELBY COUNTY

Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

As the Point of Beginning, start at a concrete monument found and being accepted as the Southwest corner of said Section 19; thence run South 88 degrees, 47 minutes, 06 seconds, East and along the south line of said Section 19 for a distance of 1011.52 feet to a ½ inch capped rebar found; thence run North 00 degrees, 42 minutes, 22 seconds, East 684.32 feet to a calculated point in the centerline of an existing road and ingress, egress and utility easement; thence run South 85 degrees, 34 minutes, 59 seconds, West and along said centerline 296.43 feet to a calculated point; thence run North 81 degrees, 22 minutes, 21 seconds, West and along said centerline 62.49 feet to a calculated point; thence run North 72 degrees, 36 minutes, 47 seconds, West and along said centerline 204.52 feet to a calculated point; thence run South 87 degrees, 07 minutes, 53 seconds, West and along said centerline 70.84 feet to a calculated point; thence run South 81 degrees, 37 minutes, 31 seconds, West and along said centerline 141.79 feet to a calculated point; thence run North 83 degrees, 15 minutes, 25 seconds, West and along said centerline 76.12 feet to a calculated point; thence run North 74 degrees, 28 minutes, 40 seconds, West and along said centerline 123.65 feet to a calculated point on the west line of said Section 19; thence run South 00 degrees, 41 minutes, 57 seconds, West and along the west line of said Section 19 for a distance of 541.73 feet to a 1 1/2 inch iron pipe found thence run South 00 degrees, 45 minutes, 45 seconds, West and along said west line 209.65 feet to the Point of Beginning.

Said parcel containing 16.07 acres, more or less.

New
Parcel ID: 08-4-19-0-001-004.003

Real Estate Sales Validation Form

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

Grantor's Name	<u>Keith Lawayne Davis</u>	Grantee's Name	<u>Keith Lawayne Davis</u>
Mailing Address	<u>Yonna Davis</u>	Mailing Address	<u>Yonna Davis</u>
	<u>112 Deer Meadow Drive</u>		<u>112 Deer Meadow Drive</u>
	<u>Chelsea, AL 35043</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>112 Deer Meadow Drive</u>	Date of Sale	<u>June 27, 2016</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 697,000.00</u>

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 _____

Print _____

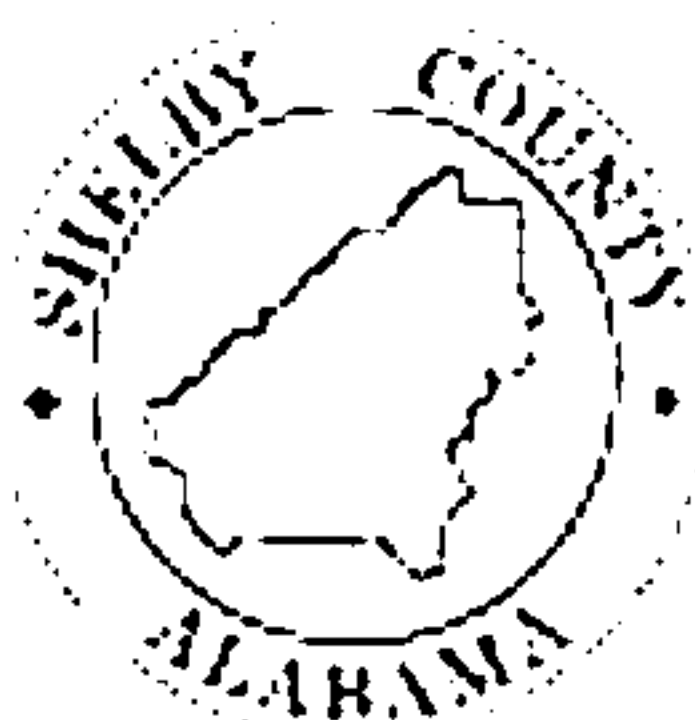
____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/15/2016 08:53:16 AM
 \$25.00 CHARITY
 20161215000456660

James W. Fuhrmeister