


Send tax notice to:
KATHERINE A. BREWER and JARROD K. BREWER
255 SHADY HILL DRIVE
MONTEVALLO, AL 35115


20170405000115620 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
04/05/2017 12:35:16 PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Thirty Thousand and 00/100 (\$130,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **ANTONIO D. DAVIS, II and AMBER DAVIS, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **KATHERINE A. BREWER and JARROD K. BREWER**, hereinafter referred to as GRANTEE(S), 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 County of Shelby State of Alabama, to-wit:

PARCEL I:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 12 EAST AND DESCRIBED AS FOLLOWS; BEGIN AT THE NORTHEAST CORNER OF SAID SE ¼ OF NW ¼ AND GO SOUTHWARD ALONG THE EAST SIDE OF SAME 1250.44 FEET TO INTERSECTION WITH THE NORTH BORDER OF HIGHWAY 25; THENCE WESTWARD ALONG THIS BORDER 210.0 FEET TO INTERSECTION WITH WEST BORDER OF SHADY HILL DRIVE; THENCE AT AN ANGLE OF 81 DEGREES 44 MINUTES TO THE RIGHT AND ALONG THIS BORDER 1050.00 FEET TO NORTHEAST CORNER OF MCCANN LOT; THENCE AT AN ANGLE OF 81 DEGREES 44 MINUTES TO THE LEFT AND ALONG THE NORTH SIDE OF SAID LOT 200.00 FEET TO THE NORTHWEST CORNER OF MCCANN LOT; THENCE GO IN THE SAME STRAIGHT LINE 8.0 FEET ALONG THE END OF A 8.0 FOOT WIDE BARRIER STRIP TO THE NORTHEAST CORNER AND BEGINNING OF LOT TO BE CONVEYED; THENCE AT AN ANGLE OF 2 DEGREES 53 MINUTES TO THE RIGHT 200.0 FEET; THENCE AT AN ANGLE OF 101 DEGREES 09 MINUTES TO THE LEFT 210.0 FEET; THENCE AT AN ANGLE OF 78 DEGREES 51 MINUTES TO THE LEFT AND RUN 200.0 FEET; THENCE AT AN ANGLE OF 101 DEGREES 09 MINUTES TO THE LEFT 210.0 FEET TO POINT OF BEGINNING. THERE IS EXCEPTED HEREFROM A 50 FOOT RIGHT OF WAY HERETOFORE GRANTED TO ALABAMA POWER COMPANY.

PARCEL II:

COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 24 NORTH RANGE 12 EAST, THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID ¼ - ¼ A DISTANCE OF 1250.44 FEET; THENCE TURN RIGHT 98 DEGREES 16 MINUTES AND RUN NORTHWESTERLY A DISTANCE OF 210.0 FEET; THENCE TURN RIGHT 81 DEGREES 44 MINUTES AND RUN NORTHERLY A DISTANCE OF 1050.00 FEET; THENCE TURN LEFT 81 DEGREES 44 MINUTES AND RUN NORTHWESTERLY A DISTANCE OF 208.0; THENCE TURN RIGHT 2 DEGREES 53 MINUTES AND CONTINUE NORTHWESTERLY A DISTANCE OF 200.0 FEET; THENCE TURN LEFT 101 DEGREES 09 MINUTES AND RUN SOUTHERLY A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE TURN LEFT; 0 DEGREES 12 MINUTES 43 SECONDS AND CONTINUE SOUTHERLY A DISTANCE OF 209.85 FEET; THENCE TURN LEFT 78 DEGREES 38 MINUTES 17 SECONDS AND RUN SOUTHEASTERLY A DISTANCE OF 208.0 FEET; THENCE TURN LEFT 101 DEGREES 21 MINUTES 43 SECONDS AND RUN NORTHERLY A DISTANCE OF 209.85 FEET; THENCE TURN LEFT 78 DEGREES 38 MINUTES 17 SECONDS AND RUN NORTHWESTERLY A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING.

\$117,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.


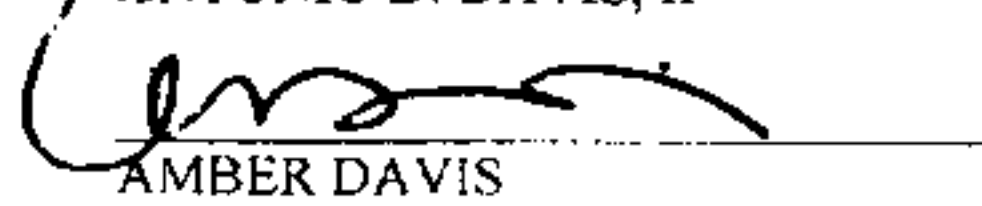
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 20 day of March, 2017.

Shelby County, AL 04/05/2017
State of Alabama
Deed Tax: \$13.00


ANTONIO D. DAVIS, II

AMBER DAVIS

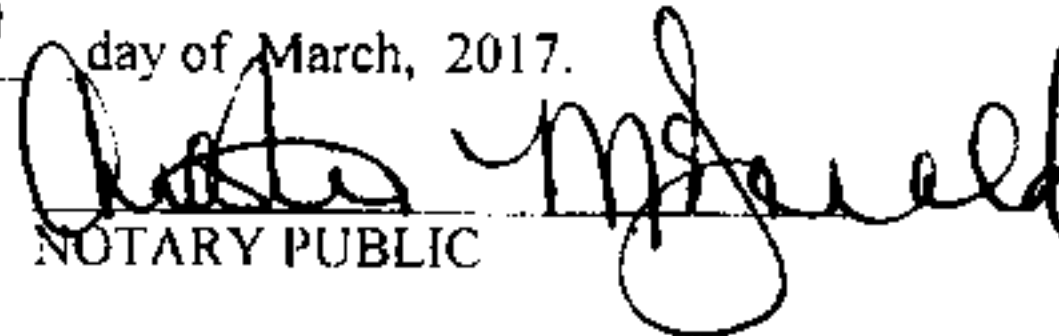
STATE OF New York
COUNTY OF Albany

I, the undersigned, a Notary Public in and for said State and County, hereby certify that ANTONIO D. DAVIS, II and AMBER DAVIS is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of March, 2017.

MY COMMISSION EXPIRES: April 11, 2019

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, I.L.C
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243


NOTARY PUBLIC

Christine McDonald
Notary Public, State of New York
No. 01MC62378549
Qualified in Saratoga County
Commission Expires April 11, 2019



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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 ANTONIO D. DAVIS, II
Mailing Address: 801 THORNSBROOK DRIVE
GLENMONT, NY 12077

Grantee's Name KATHERINE A. BREWER
Mailing Address: 255 SHADY HILL DRIVE
MONTEVALLO, AL 35115

Property Address 255 SHADY HILL DRIVE
MONTEVALLO, AL 35115

Date of Sale: March 28, 2017
Total Purchaser Price \$130000.00

or
Actual Value \$

or
Assessor's Market Value \$

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 Appraisal
Sales Contract Other
X Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 3/24/17
Unattested (verified by)

Print Katherine A Brewer
Sign Katherine A Brewer
(Grantor/Grantee/Owner/Agent) circle one

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