


This instrument was prepared without benefit of title evidence by:

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



20170525000183750 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
05/25/2017 03:47:23 PM FILED/CERT

**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, and in order to create a joint tenancy with right of survivorship, the undersigned Nancy B. Davis, fka Nancy Strickland Butler, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Nancy B. Davis and Brett A. Howard (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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, Bridlewood Place, recorded in Map Book 47, page 89, in the Probate Office of Shelby County, Alabama.

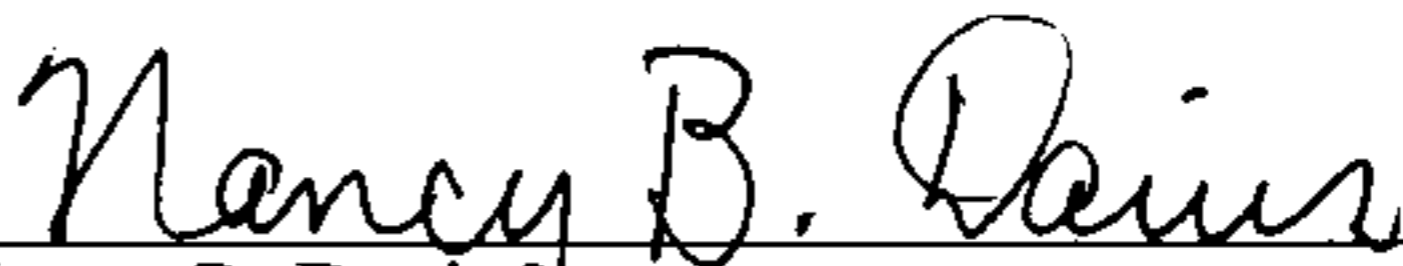
GRANTOR is the surviving grantee in the deed recorded in Deed Book 354, page 609, in the Probate Office of Shelby County, Alabama, the other grantee, Charles Butler, having died in 1996 while married to GRANTOR.

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.


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; that GRANTOR will and GRANTOR'S 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.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
25th day of May, 2017.

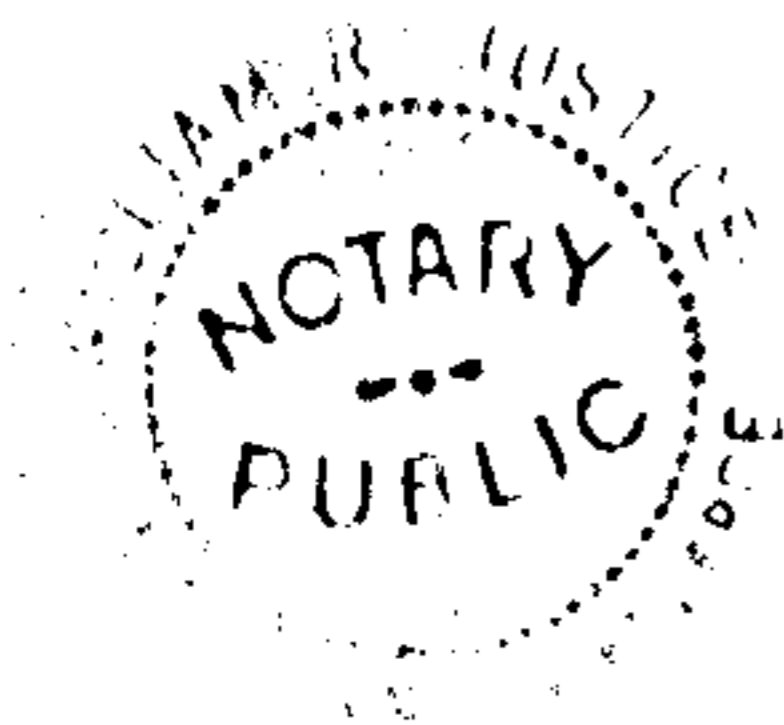
  
Nancy B. Davis

STATE OF ALABAMA  
SHELBY COUNTY

  
20170525000183750 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy B. Davis, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of May, 2017.



  
Notary Public

My commission expires: 9-11-19

Real Estate Sales Validation Form

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

Grantor's Name Nancy B. Davis
Mailing Address 2645 Mooney Rd
Columbiana, AL 35051

Grantee's Name Nancy B. Davis
Mailing Address Brett A. Howard
2645 Mooney Rd
Columbiana, AL 35051

Property Address Hwy 61 Columbiana, AL

Date of Sale 5/25/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 4,520

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



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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 5/25/17

Print Nancy B. Davis

Unattested
(verified by)

Sign Nancy B. Davis
(Grantor/Grantee/Owner/Agent) circle one