

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kenneth J. Davis
223 Davis Road
Wilsonville AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY THOUSAND DOLLARS and 00/100 (\$40,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Kenneth J. Davis and wife, Eunice B. Davis

grant, bargain, sell and convey unto,

April Clark

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

Grantors herein reserve a Life Estate into and to the described property.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of August, 2017.

Kenneth J. Davis
Kenneth J. Davis

Eunice B. Davis
Eunice B. Davis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Kenneth J. Davis and Eunice B. Davis

whose name(s) 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 30th day of August, 2017

Michael T. Atchison
Notary Public
My Commission Expires: 9/22/2020

20170905000322840 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
09/05/2017 11:41:13 AM FILED/CERT

Shelby County, AL 09/05/2017
State of Alabama
Deed Tax: \$40.00

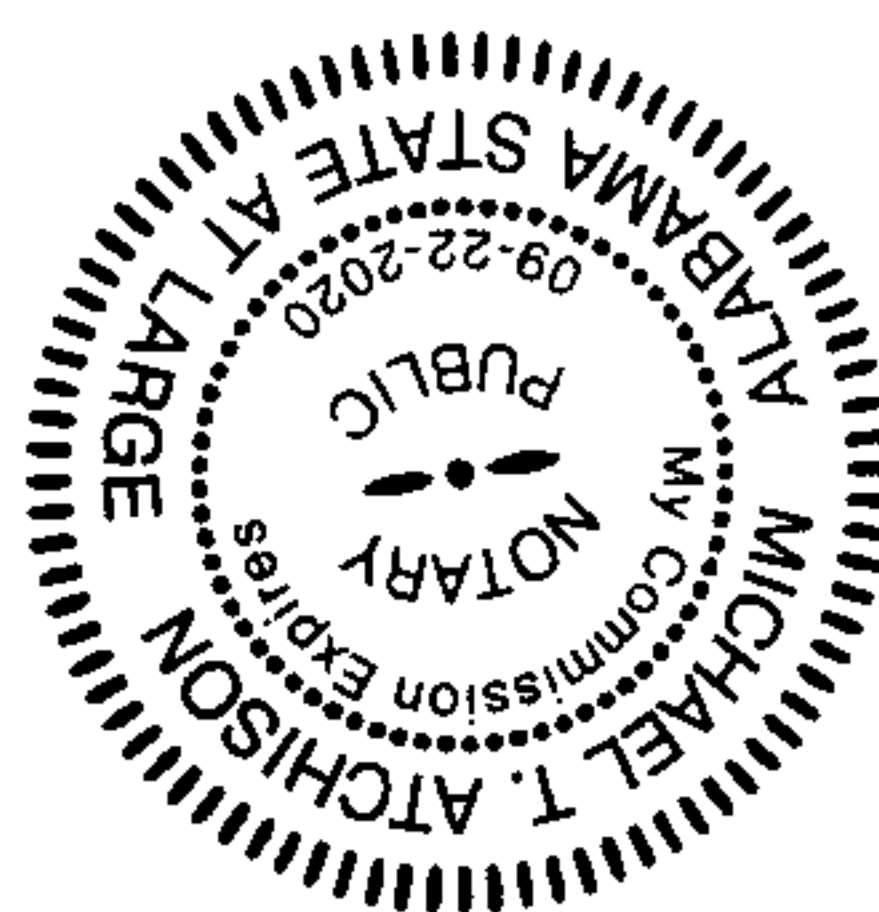
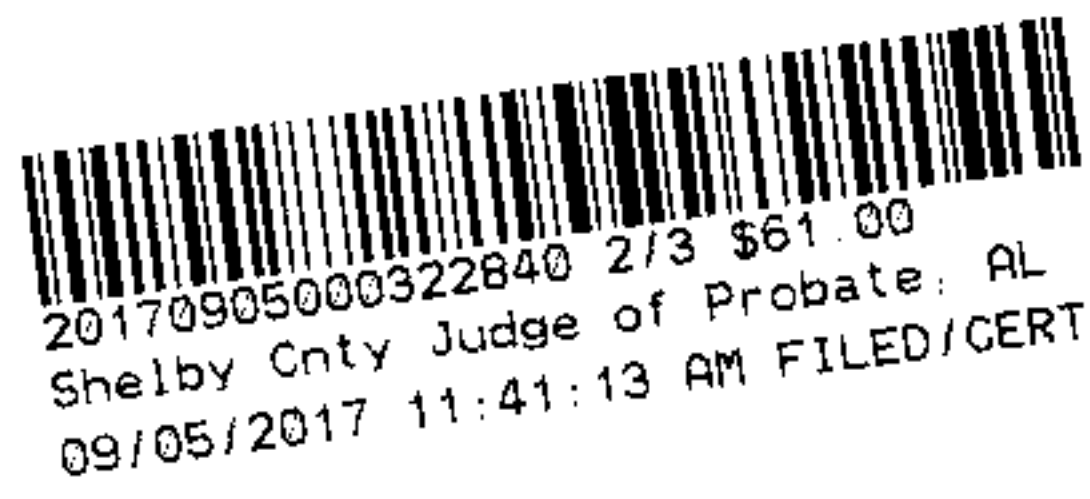


EXHIBIT A – LEGAL DESCRIPTION

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South 0 degrees 24 minutes West for 368.8 feet to the point of beginning; thence run South 0 degrees 24 minutes West for 368.8 feet; thence run North 83 degrees 42 minutes West for 305.62 feet; thence run North 18 degrees 39 minutes West for 355.5 feet; thence run South 89 degrees 47 minutes West for 420.0 feet back to the point of beginning.
Situating in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Kenneth J. Davis
Mailing Address 223 Davis Rd
Wilsonville AL
35186

Grantee's Name April Clark
Mailing Address 240 Davis Rd
Wilsonville AL 35186

Property Address 223 Davis Rd
Wilsonville AL

Date of Sale 8-30-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 40,000.00

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 tax value
☐ 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 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 Kenneth J. Davis

Sign Kenneth J. Davis

(Grantor/Grantee/Owner/Agent) circle one

I Inaffected



20170905000322840 3/3 \$61.00
Shelby Cnty Judge of Probate, AL
09/05/2017 11:41:13 AM FILED/CERT

ed by)

Form RT-1