

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Tom J Bousman
220 Woodbridge Trail
Chelsea, AL 35043

20171003000360000
10/03/2017 11:34:41 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Thirty-Two Thousand And No/100 Dollars (\$332,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Richard W Davis and Sharon A Davis, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tom J Bousman (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 84, according to the Map and Survey of Cameron Woods, Second Addition, recorded in Map Book 30, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$322,040.00 executed and recorded simultaneously herewith. This is a PURCHASE MONEY MORTGAGE. The entire proceeds of the loan are being applied to the purchase price of the herein described real property being conveyed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 28, 2017.



Richard W Davis



Sharon A Davis

STATE OF Alabama
COUNTY OF SHELBY

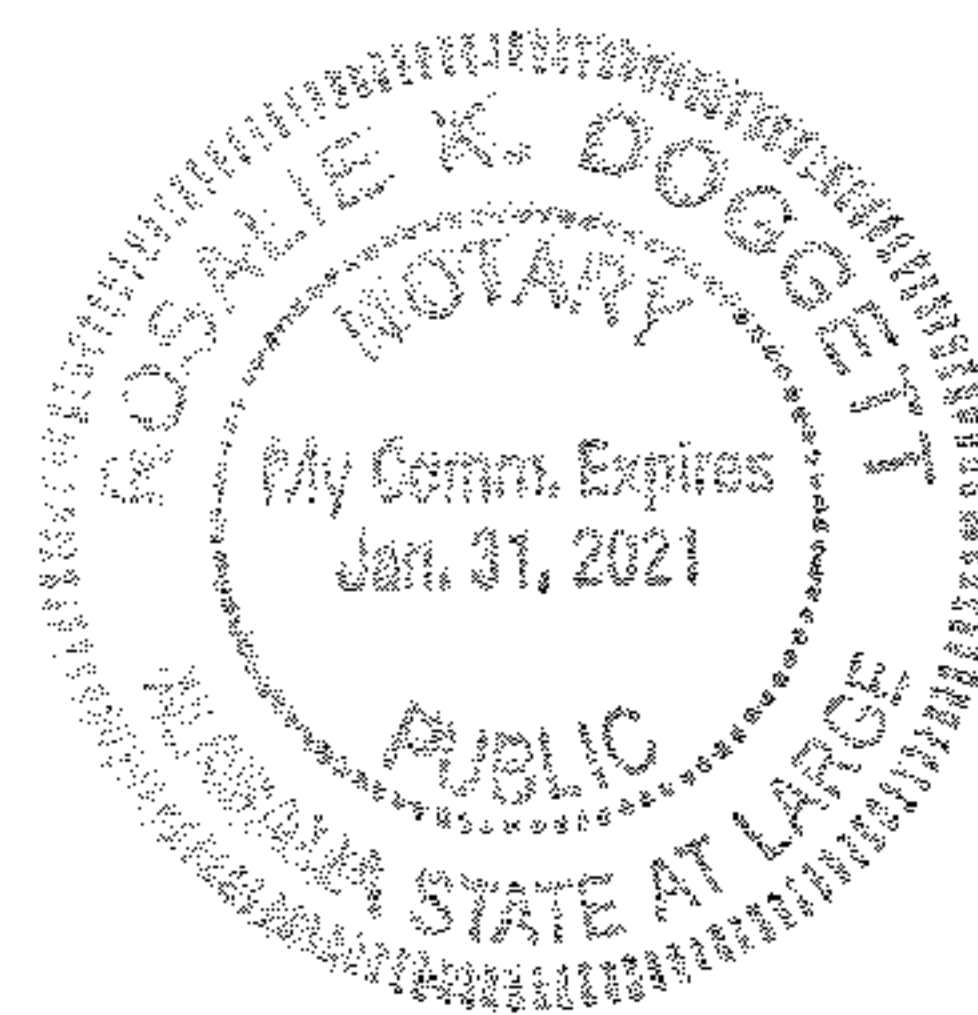
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Richard W Davis and Sharon A Davis whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 28th day of September, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 09/28/2017



Notary Public

My commission expires: 1/31/21



FILE NO.: TS-1702067

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Richard W Davis and Sharon A Davis	Grantee's Name	Tom J Bousman
Mailing Address	220 Woodbridge Trail Chelsea, AL 35043	Mailing Address	220 Woodbridge Trail Chelsea, AL 35043
Property Address	220 Woodbridge Trail Chelsea, AL 35043	Date of Sale	September 28, 2017
		Total Purchase Price	\$332,000.00
		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: _____
☒ 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 - Richard W Davis and Sharon A Davis, 220 Woodbridge Trail, Chelsea, AL 35043.

Grantee's name and mailing address - Tom J Bousman, 220 Woodbridge Trail, Chelsea, AL 35043.

Property address - 220 Woodbridge Trail, Chelsea, AL 35043

Date of Sale - September 28, 2017.

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.

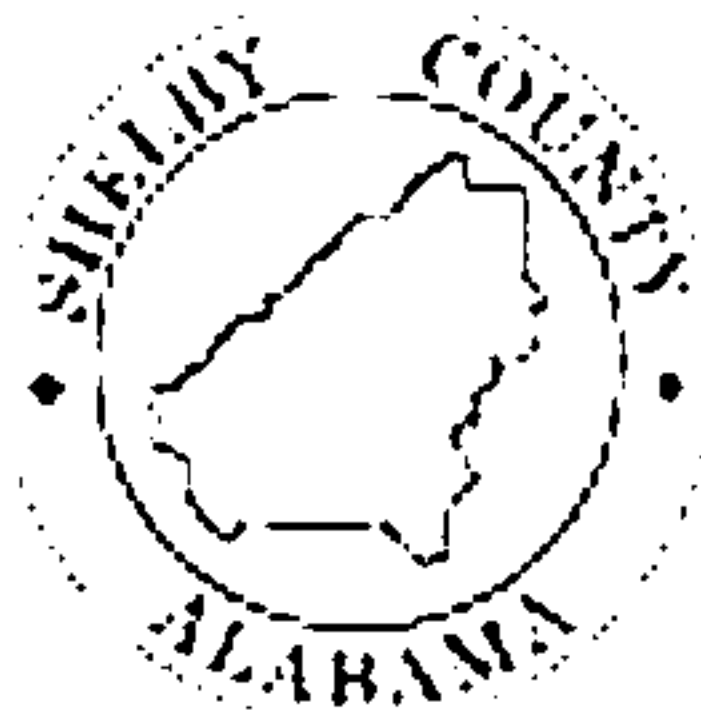
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 28, 2017

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 11:34:41 AM
\$28.00 CHERRY
20171003000360000