

20171013000372840
10/13/2017 08:33:39 AM
DEEDS 1/3

Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Order Number:
63365931 -4233200

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
119 Deerwood Lake Drive
Harpersville, AL 35078

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **ELIZABETH G. DAVIS**, a married woman, joined by her spouse, **JOHN B. DAVIS**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **JOHN B. DAVIS** and **ELIZABETH G. DAVIS**, Husband and Wife, as joint tenants with rights of survivorship, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 10, according to map of Deerwood Lake as recorded in Map Book 6, Page 30 in the Probate Office of Shelby County. Less and except ½ interest in Mineral Rights. Subject to easements and restrictions of record.

Prior Deed Reference: Instrument Number 2000-25004.

Parcel ID Number: 07 4 18 0 000 037.000

Commonly Known As: 119 Deerwood Lake Drive, Harpersville, AL 35078

Fair Market Value: \$349,320.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it

is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Title Source, Inc..

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 4 day of October, 2017.

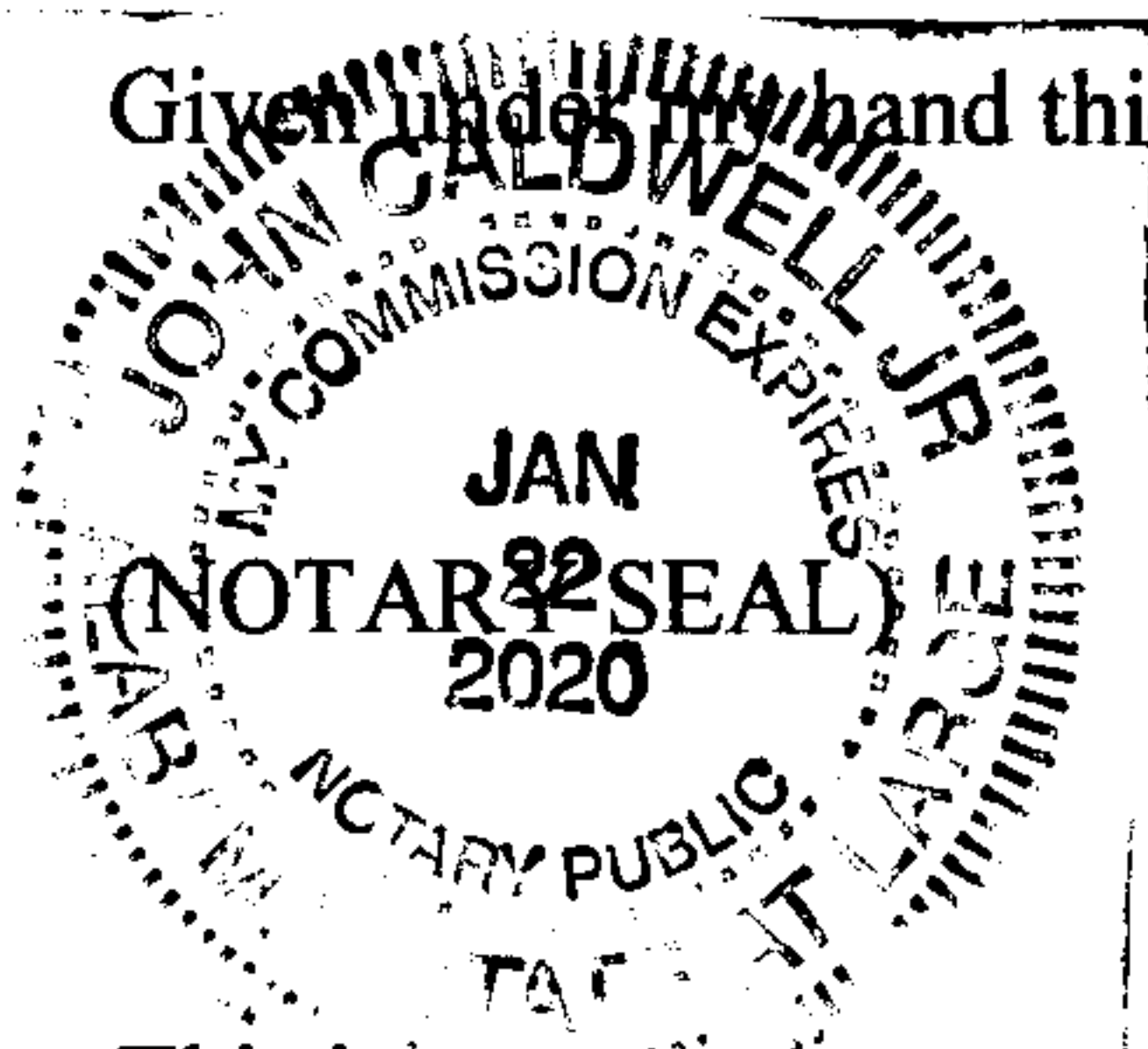
GRANTOR:

Elizabeth G. Davis
ELIZABETH G. DAVIS
John B. Davis
JOHN B. DAVIS

STATE OF Alabama)
COUNTY OF Shelby)

I, John Caldwell, Jr., a Notary Public for the State of Alabama, do hereby certify that **ELIZABETH G. DAVIS** and **JOHN 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 4 day of October, 2017.



John Caldwell, Jr.
Notary Public John Caldwell Jr
My commission expires: My Commission Expires
01/22/2020
John Caldwell Jr

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

Real Estate Sales Validation Form

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

Grantor's Name Elizabeth G. Davis a married woman
Mailing Address joined by her spouse John B. Davis
119 Deerwood Lake Drive
Harpersville, AL 35078

Grantee's Name John B. Davis and Elizabeth G. Davis,
Mailing Address husband and wife
119 Deerwood Lake Drive
Harpersville, AL 35078

Property Address
119 Deerwood Lake Drive
Harpersville, AL 35078

Date of Sale
Total Purchase Price \$ N/A
or
Actual Value \$

20171013000372840 10/13/2017 08:33:39 AM DEEDS 3/3 or fair market value \$349,320 divide by two =
Assessor's Market Value \$ \$174,660 round up to next 500 = \$175,000
x 001 = \$175.00

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 Revenue Commissioners FMV
☐ 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 10/4/17

Print John B Davis

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/13/2017 08:33:39 AM
\$196.00 CHERRY
20171013000372840

Print Form

Form RT-1