

Send tax notice to:  
Ronald S. Davenport & Diane T. Davenport  
120 Kingsley Court  
Alabaster, AL 35007  
pe11700651

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20171024000384780  
10/24/2017 10:45:49 AM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nineteen Thousand and 00/100 Dollars (\$319,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned John L. Bangert and Elizabeth A. Bangert, Husband and Wife, whose mailing address is: 3316 Saddlebrook Circle Irondale, AL 35210 (hereinafter referred to as "Grantors"), by Ronald S. Davenport and Diane T. Davenport (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, and part of Lot 46, being more particularly described as follows:

A parcel of land being a part of Lot 46, Block 2, Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northernmost corner of said Lot 46, Block 2, said point being at the NE corner of Lot 45, Block 2, in said Norwick Forest, Third Sector, Second Phase, and also on the SW right of way line of Kingsley Court, in said Norwick Forest, Third Sector, Second Phase; thence run in a Southwesterly direction along the NW line of said Lot 46, Block 2, and also along the SE line of said Lot 45, Block 2, for a distance of 192.83 feet to a point on the Westernmost corner of said Lot 46, Block 2, and also at the Southernmost corner of said Lot 45, Block 2; thence turn an angle to the left of 79°04'43" and run in a Southeasterly direction along the SW line of said Lot 46, Block 2, and also along the NE line of Lot 30, Block 2, in said Norwick Forest, Third Sector, Second Phase for a distance of 58.26 feet to a point; thence turn an angle to the left of 100°08'07" and run in a Northeasterly direction for a distance of 202.45 feet to a point on the SW right of way line of said Kingsley Court; thence turn an angle to the left of 89°21'09" and run in a Northwesterly direction along the SW right of way line for a distance of 55.00 feet to a point on a curve to the left, having a central angle of 01°30'26" and a radius of 190.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 5.00 feet to the Point of Beginning.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors John L. Bangert and Elizabeth A. Bangert have hereunto set their signatures and seals on October 23, 2017.

  
John L. Bangert

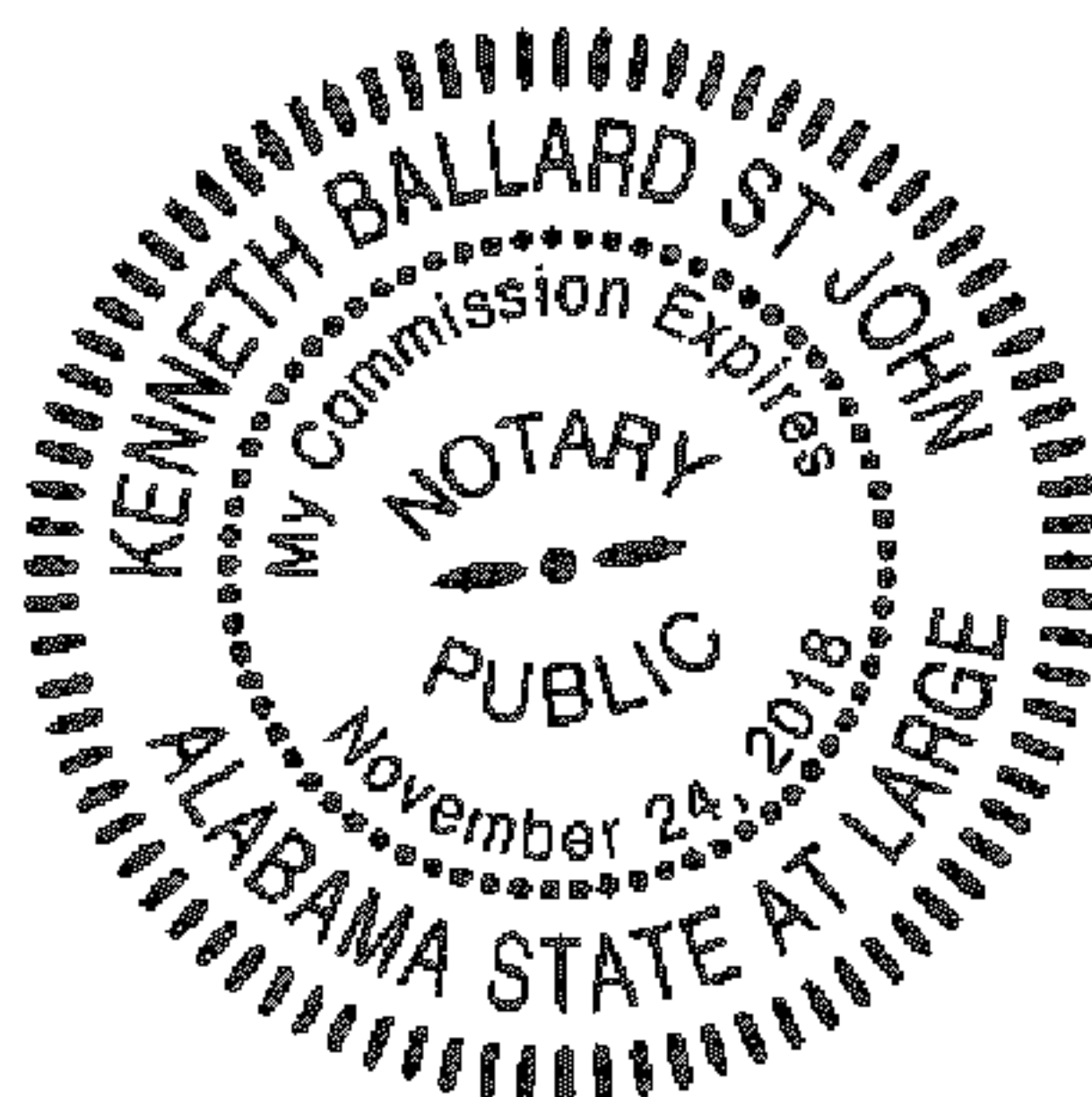
  
Elizabeth A. Bangert


STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Bangert and Elizabeth A. Bangert, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of October, 2017.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Kenneth Ballard St John  
Commission Expires: 11/24/2018

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

Grantor's Name	<u>John L. Bangert</u>	Grantee's Name	<u>Ronald S. Davenport</u>
Mailing Address	<u>Elizabeth A. Bangert</u>	Mailing Address	<u>Diane T. Davenport</u>
	<u>3316 Saddlebrook Circle</u>		<u>120 Kingsley Court</u>
	<u>Irondale, AL 35210</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>120 Kingsley Court</u>	Date of Sale	<u>10/23/17</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 319,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

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 10/23/17

Print Courtney Snow

☐ Unattested

Sign

Courtney Snow

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 10/24/2017 10:45:49 AM  
 \$340.00 CHERRY  
 20171024000384780

*James W. Fuhrmeister*

**Form RT-1**