

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20171103000400070

11/03/2017 11:08:37 AM

DEEDS 1/3

Send tax notice to:

Jason Gilliland and
Jessie Gilliland
89 Jetty Circle
Shelby, AL 35143

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **LINDA P. DAVIS, an unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **JASON GILLILAND and JESSIE GILLILAND** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

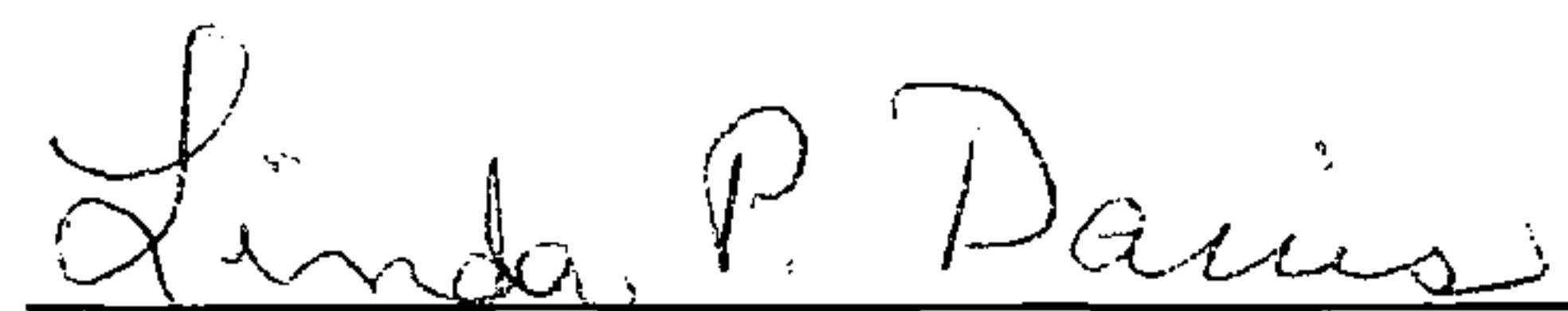
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$153,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 31st day of October, 2017.


LINDA P. DAVIS

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **LINDA P. 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 12, Township 24 North, Range 15 East, and run thence South along the West line of said quarter-quarter section 428.6 feet to the North line of a thirty foot reserved roadway; thence an angle of 90 degrees 05 minutes to the left and run along said North line of said roadway 200 feet to the point of beginning of the parcel herein described; thence continue in an easterly direction along the north line of said roadway along same course a distance of 100 feet to a point; thence turn an angle of 89 degrees 55 minutes to the left and run in a northerly direction a distance of 428.6 feet, more or less, to a point on the North line of said quarter-quarter section; thence run in a westerly direction along the North line of said quarter-quarter section to a point which is 200 feet East of the Northwest corner of said quarter-quarter section; thence run in a southerly direction a distance of 428.6 feet, more or less, to the point of beginning. According to the survey of Gary M. Roberts, Registered Land Surveyor, less and except flood rights heretofore conveyed to Alabama Power Company. Situated in Shelby County, Alabama.

The West line of the above described property has been judicially determined as set forth in the Amended Final Judgment entered by the Circuit Court of Shelby County on August 5, 1999, in Civil Action No. CV-98-214, styled as "Wilson A. Caldwell, plaintiff vs. James L. Fordham, Jr. and Betty W. Fordham, defendants". The West property line is the centerline of JETTY CIRCLE, said centerline being more particularly described as follows:

Commence at the point of intersection of the Eastern most centerline of "JETTY CIRCLE" with the South right of way line of Shelby County Highway #408; thence run North along said centerline of said "JETTY CIRCLE" more or less, 162 feet to a point which is immediately West of the Northwest corner of Plaintiff's (Wilson A. Caldwell) carport. Said point of ending being of said described centerline.

Real Estate Sales Validation Form

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

Grantor's Name LINDA P. DAVIS
Mailing Address _____
503 Palace Avenue
Rainbow City, AL 35906

Grantee's Name JASON GILLILAND
Mailing Address _____
JESSIE GILLILAND
89 Jetty Circle
Shelby, AL 35143

Property Address 89 Jetty Circle
Shelby, AL 35143

Date of Sale October 31, 2017
Total Purchase Price \$ 170,000.00
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
 X Sales Contract Other _____
 X 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).

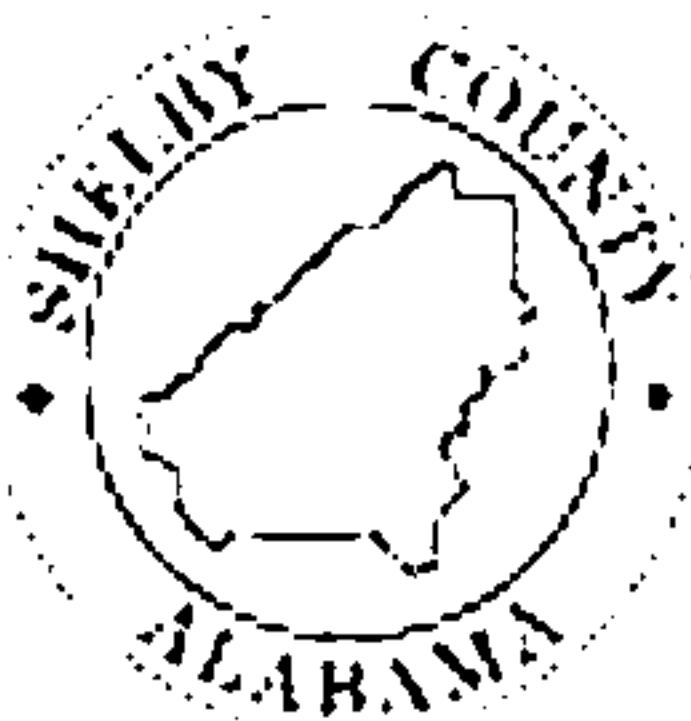
Date _____

Print B. CHRISTOPHER BATTLES

 Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/03/2017 11:08:37 AM
\$38.00 DEBBIE
20171103000400070

