

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

Send Tax Notice to:
Jerry W. Davis
P.O. Box 219
Weston AL 35185

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$227,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Jerry W. Davis and wife Rose M. Davis

(herein referred to as grantor) grant, bargain , sell and convey unto,

Jerry W. Davis and Rose M. Davis

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

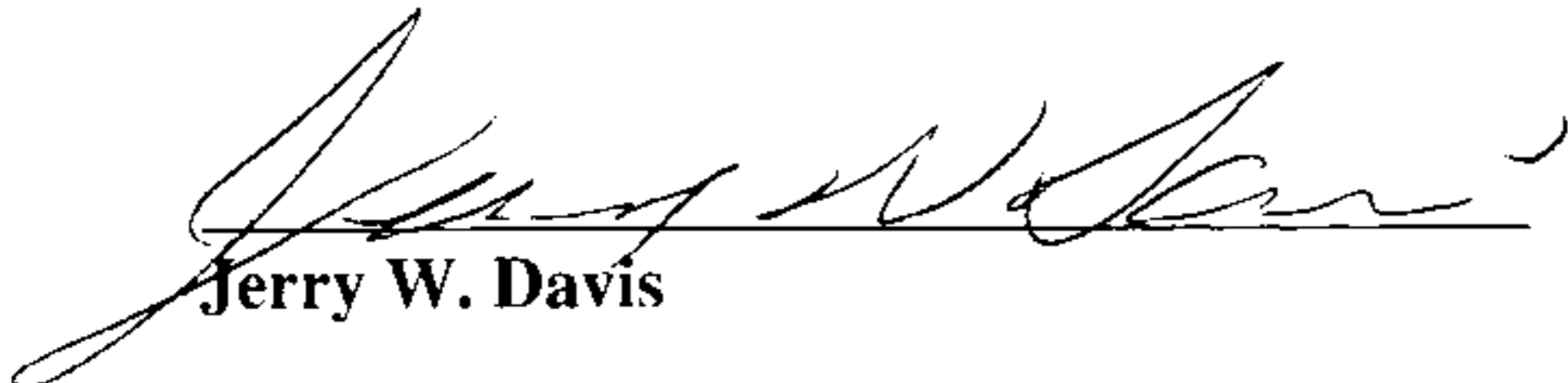
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

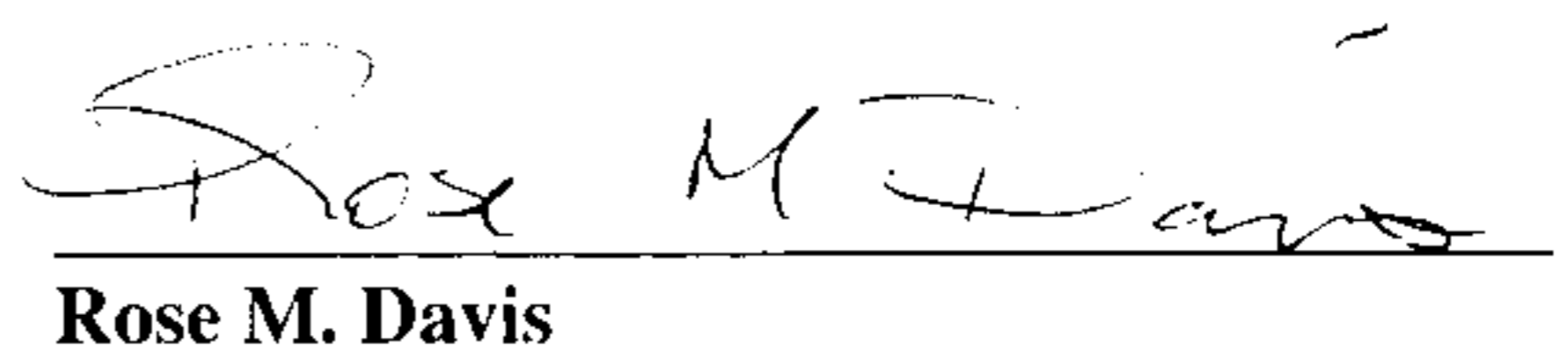
Subject to all easements, restrictions and rights-of-way of record.
Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.
\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

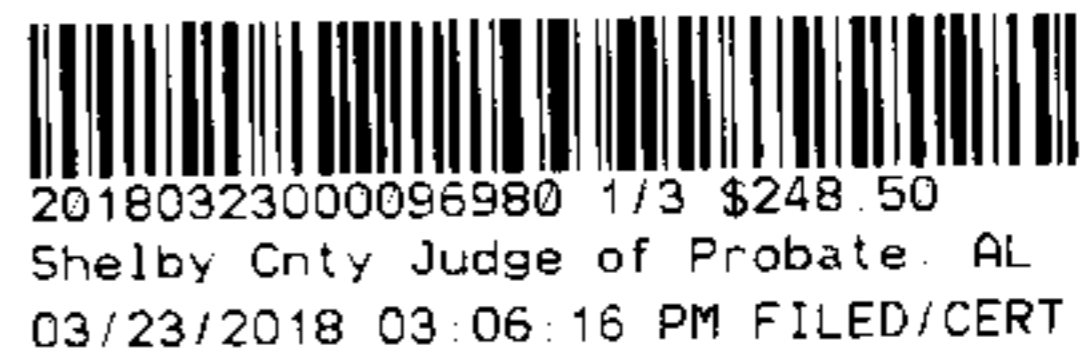
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 (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 23rd day of March, 2018.


Jerry W. Davis


Rose M. Davis

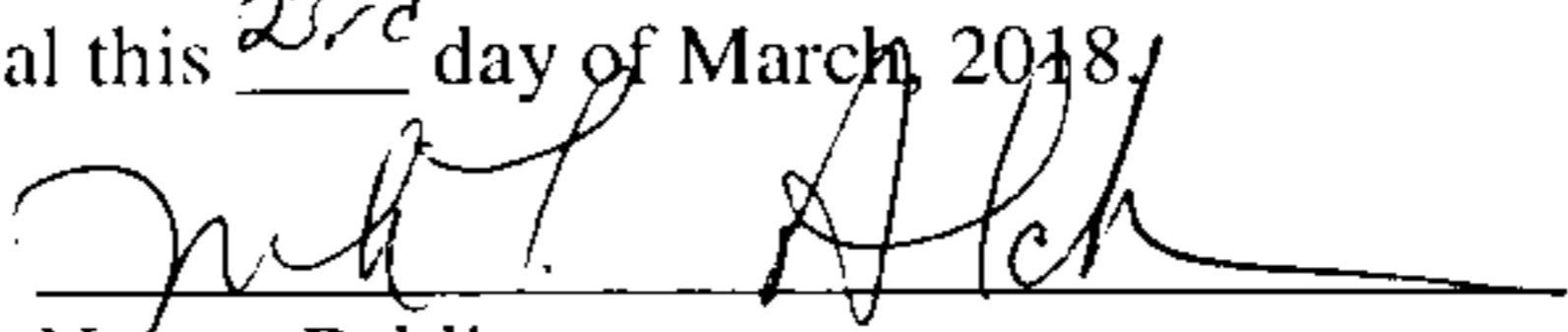


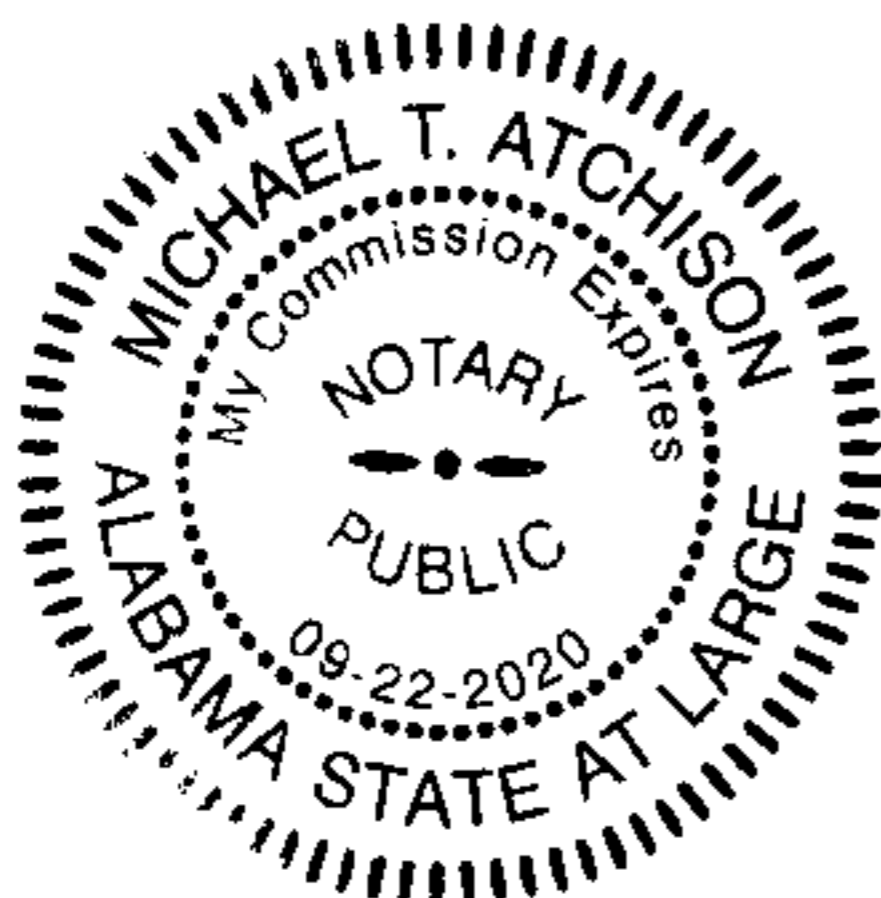
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Jerry W. Davis and Rose M. 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 23rd day of March, 2018.


Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 03/23/2018
State of Alabama
Deed Tax: \$227.50

EXHIBIT A – LEGAL DESCRIPTION

From a 1/2" rebar at the N.W. corner of Section 27, T19S-R1E, run thence South along the accepted West boundary of the NW1/4 of said Section 27 a distance of 2628.46 feet to a point that is 22.74 feet North of a 2" pipe accepted as the S.W. corner of said NW1/4; thence turn 90 degrees 03'40" left and run 484.99 feet along an accepted property line; thence turn 00 degrees 18'42" right and run 404.48 feet along an accepted property line to a 1/2" crimped pipe; thence turn 00 degrees 27'32" left and run 175.97 feet along an accepted property line an along a fence line to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along an accepted fenced property line a distance of 135.50 feet to a 1" pipe; thence turn 93 degrees 12'08" left and run 672.79 feet along an accepted property line to a 1/2" rebar on the Southerly boundary of U.S. Highway #280 (300' R.O.W.); thence turn 106 degrees 45'12" left and run 140.24 feet along said highway boundary to a 1/2" rebar; thence turn 73 degrees 09'23" left and run 624.85 feet to the point of beginning of herein described parcel of land, containing 2.00 acres, situated in the NW1/4 of Section 27, T19S-R1E, Shelby County, Alabama, subject to rights-of-way and easements of record.



20180323000096980 2/3 \$248.50
Shelby Cnty Judge of Probate, AL
03/23/2018 03:06:16 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jerry W. Davis
Mailing Address P.O. Box 219
Weston AL 35185

Grantee's Name Jerry W. Davis
Mailing Address P.O. Box 219
Weston AL 35185

Property Address _____
11051 Hwy 280
Weston AL 35185

Date of Sale 3-23-18
Total Purchase Price \$ _____
or
Actual Value \$ 229,500⁰⁰
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
 Sales Contract
 Closing Statement
 Appraisal
 Other 1/2 value to create joint tenancy

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 _____
Unattested _____
(verified by) _____
Print Jerry W. Davis
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

