

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
RENEE DAVIS and husband, JEFFERY W. DAVIS
2514 COMANCHE DRIVE
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FIFTY FOUR THOUSAND AND NO/100 DOLLARS (\$254,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MARTHA SUE SMITH and husband, ELLIS E. SMITH, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto RENEE DAVIS and husband, JEFFERY W. DAVIS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 37, according to the Survey of Indian Valley 3rd Sector, as recorded in Map Book 5, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

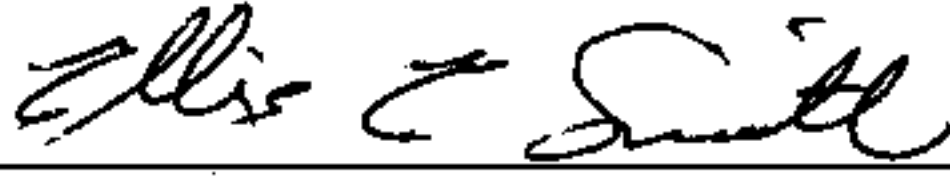
1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Building line(s), right(s) of way(s), easement(s), restriction(s), reservation(s) and condition(s), if any.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 2 Page 298 in the Probate Office.
4. A 35 foot building setback line from Comanche Drive as recorded in Map Book 5 Page 97 in the Probate Office.
5. A 7.5 foot drainage and utility easement along the rear of lot as shown on recorded Map Book 5 Page 97 in the Probate Office.
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102 Page 53, Deed Book 103 Page 43, Deed Book 104 Page 213, and Deed Book 107 Page 121 in the Probate Office.
7. Transmission Line Permit(s) to Alabama Power Company and Southern Bell Telephone & Telegraph Company as shown by instrument(s) recorded in Deed Book 275 Page 226 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And /we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 3RD day of APRIL, 2018.

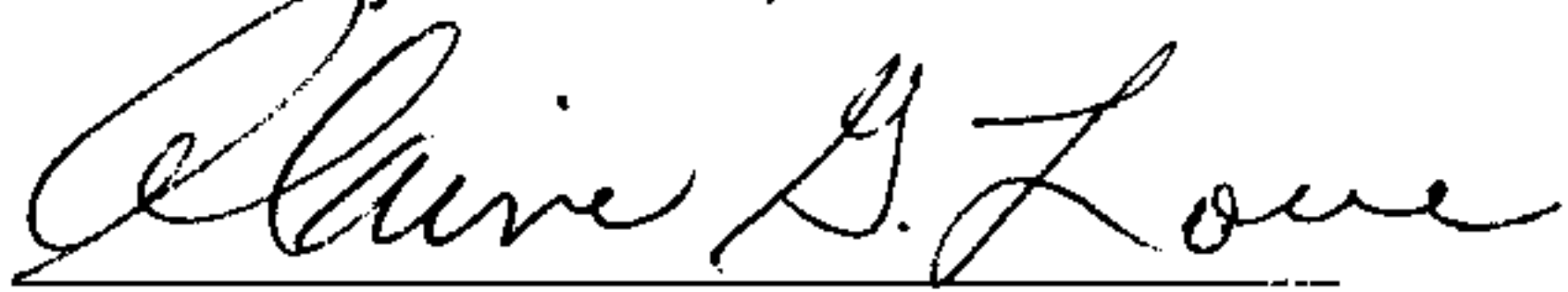

MARTHA SUE SMITH



ELLIS E. SMITH

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that MARTHA SUE SMITH and husband, ELLIS E. SMITH, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of APRIL, 2018.


NOTARY PUBLIC
My Commission Expires: 10/31/2019


20180409000118060 2/3 \$275.00
Shelby Cnty Judge of Probate, AL
04/09/2018 01:56:39 PM FILED/CERT

Grantor's Name:
MARTHA SUE SMITH and ELLIS E. SMITH
Mailing Address:
2514 COMANCHE DRIVE
BIRMINGHAM, ALABAMA 35244

Property Address:
2514 Comanche Drive
Birmingham, AL 35244

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
RENEE DAVIS and JEFFERY W. DAVIS
Mailing Address:
2514 COMANCHE DRIVE
BIRMINGHAM, ALABAMA 35244

Date of Sale: APRIL 3RD, 2018
Total Purchase Price: \$254,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



20180409000118060 3/3 \$275.00
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