

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-18-24592

Send Tax Notice To: Gary M. Davis

25470 Hwy 25
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James M. "Jae" Cates**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gary M. Davis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

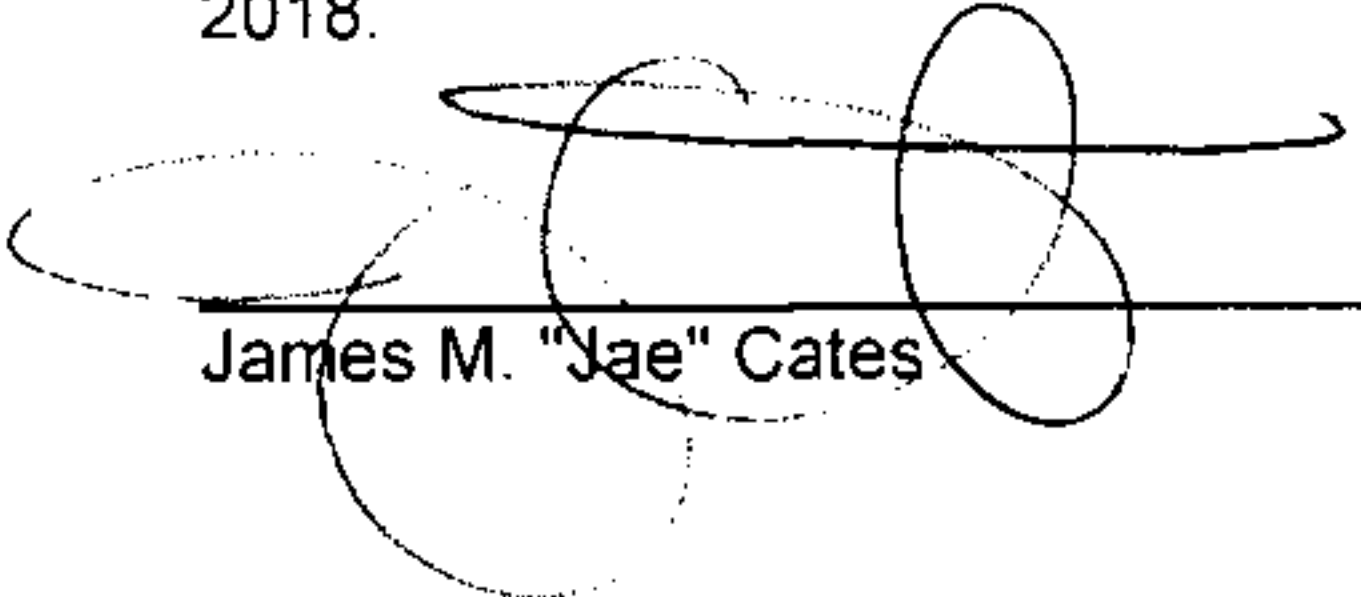
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

69,650.25 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of April, 2018.

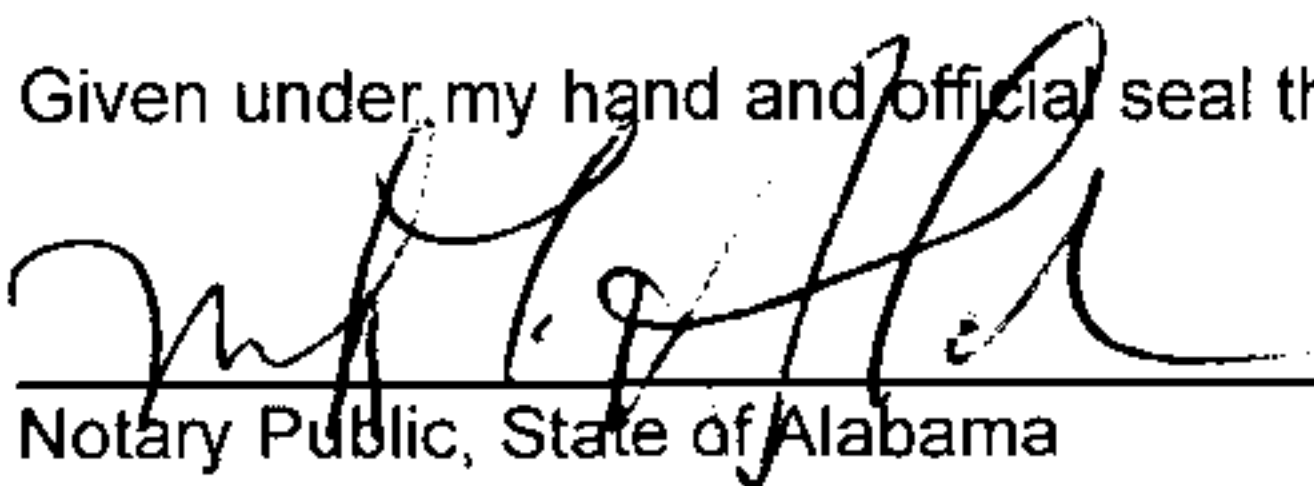

James M. "Jae" Cates

State of Alabama

County of Shelby


I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James M. "Jae" Cates, 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 the 18th day of April, 2018.


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020


20180420000133810 1/3 \$126.50
Shelby Cnty Judge of Probate, AL
04/20/2018 02:38:08 PM FILED/CERT




Shelby County, AL 04/20/2018
State of Alabama
Deed Tax: \$105.50

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of said Section 7; thence S 89°44'35" E along the North line of said 1/4-1/4 section, a distance of 317.69'; thence S 21°11'07" E a distance of 268.67' to the Point of Beginning; thence S 21°11'07" E a distance of 260.90'; thence S 76°51'04" E a distance of 131.84' to a point on the northwesterly right of way line of Norfolk Southern Railroad; thence N 34°32'10" E along said right of way, a distance of 201.29' to the point of curve to the right having a radius of 2227.92', a central angle of 4°37'46", and subtended by a chord which bears N 36° 51'03" E, a chord distance of 179.96', thence along said curve an arc distance of 180.01', to a point on the westerly right of way line of Alabama Highway 25; thence N 03°35'12" E along said right of way, a distance of 211.87' to the North line of said 1/4-1/4 section; thence N 89°44'35" W along said North line, a distance of 310.79'; thence S 09°21'12" W a distance of 217.85'; thence S 72°51'50" W a distance of 116.97' to the Point of Beginning.


20180420000133810 2/3 \$126.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name James M. "Jae" Cates
Mailing Address 75 Summit Lane
Columbiana, AL 35051

Grantee's Name Gary M. Davis
Mailing Address 25470 Hwy 25
Columbiana, AL 35051

Property Address 24515 Hwy 25
Columbiana, AL 35051

Date of Sale April 18, 2018
Total Purchase Price \$175,000.00

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
	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 of 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 April 18, 2018

Print James M. "Jae" Cates

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180420000133810 3/3 \$126.50
Shelby Cnty Judge of Probate, AL
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Form RT-1