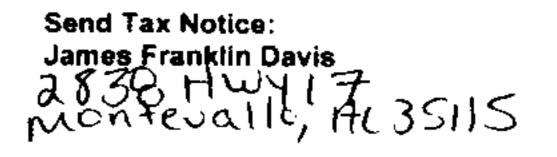
This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law 725 West Street Montevallo, Alabama 35115 (205) 665-4357



STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Four Thousand One Hundred Thirty and 00/100 (\$24,130.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frances Lunsford Hester (a married woman), hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto James Franklin Davis (a married man), hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

Note: This property was not homestead for Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seaf of the Grantor thereto on this date the // day of $///\Delta \checkmark$, 20///2 at

20180606000198130 1/3 \$45.50

Shelby Cnty Judge of Probate, AL 06/06/2018 08:56:42 AM FILED/CERT

ine

GRANTOR

rances Lunsford Nester

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

Large, hereby certify that the above posted name, <u>Frances Lunsford Hester</u>, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day

the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the

uns the TT

My Commission Expires:

Shelby County, AL 06/06/2018 State of Alabama

Deed Tax: \$24.50

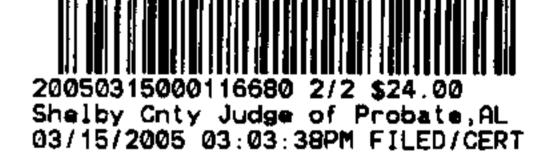
at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 5, Township 22, South, Range 3 West, and run thence East along the South line thereof a distance of 905 feet; run thence Morth 430 feet, more or less, to the South right of way line of the Southern Railroad spur track to Little Gem Coal Company; run thence in a Southeasterly direction along the South right of way line thereof a distance of 179 feet for a point of beginning of the lot herein described and conveyed: Continue thence in a Southeasterly direction along the South right of way line of said Southern Railroad spur track, a distance of 450 feet, more or less, to the point of intersection with the Westright of way line of the Montevallo public road; run thence in a Southerly direction along the West right of way line of said Montevallo public road, a distance of 72 feet; run thence in a Westerly direction and parallel with said Southern Railroad spur track, as aforesaid, a distance of 450 ft, more or less, to the East line of the tract of land heretofore conveyed by the grantors to Fannie Mae Booth; run thence in a Northerly direction along the East line of the said Fannie Mae Booth lot, a distance of 72 feet to the point of beginning, being a part of the lands described in Deed Book 96, page 252, and Deed Book 118, on page 465, in the office of the Judge of Probate, Shelby County, Alabama,

was seems of toma depositions do commencing

situated in___Shelby

_County, Alabama,

Commence on the west line of the Montevallo-Dogwood dirt road where the same crosses the south right of way line of the Southern Railway Company spur track to the Little Gem Coal Company, said point being in the NET of SET of Section 5, Township 22, Range 3 West, and run in a southerly direction along the west line of said dirt road 72 feet to the northeast corner of the Jeanette Nelson Goggins' lot; thence run in a westerly direction and parallel with the south line of said Railroad and along the north line of said Goggins lot a distance of 151 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction 139 feet; thence in a southerly direction and parallel with said dirt road 72 feet; thence in an easterly direction along the south line of said Goggins' lot and parallel with the south line of said railroad 139 feet; thence north and parallel with the west line of the lot herein conveyed, run a distance of 72 feet to the point of beginning; being situated in the No SET of Section 5, Shell Township 22, Range 3 West.

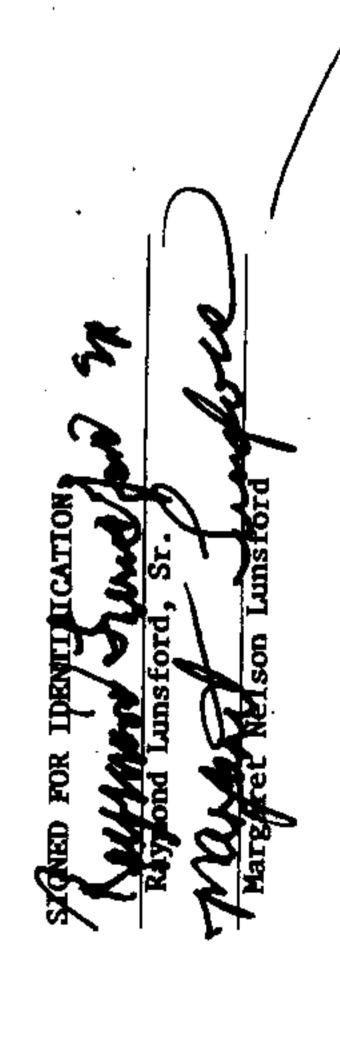




Shelby Cnty Judge of Probate, AL 06/06/2018 08:56:42 AM FILED/CERT

Commence at a point on the south line of the NWt of SEt of Section 5, Township 22 Range 3 West, said point being 905 feet east of the southwest corner of said quarter quarter section; thence north 430 feet, more or less, to the south right of way line of where formerly ran the spur track of the Southern Railroad Company to Little Gem Coal Company mine; thence south and along the west line of land owned by Margaret Lunsford 72 feet to the point of beginning; thence run in a southeasterly direction along a lot owned by the said Margaret Lunsford and parallel with the said railroad right of way 126 feet to the northwest corner of lot owned by Jeanette Goggins; thence in a southerly direction along the west line of said Goggins's lot and the west line of Martha Hyde lot, a distance of 144 feet, more or less, to the northwest corner of lot owned by Raymond Nelson; thence in a westerly direction and parallel with said railroad right of way run 200 feet to a branch; thence in a northerly lirection along said branch 144 feet to the point of beginning; being situated in the NWt of SEt of Section 5, Township 22, Range 3 West, Shelby County, Alabama.

at tract of land described as commencing at the southwest corner of the NW+ of the SE+ Section 5, Township 22 South, Range 3 West and run thence east along the south line ereof a distance of 905 feet; run thence north 430 feet, more or less, to the south ght-of-way line of the Southern Railroad spur track to Little Gem Coal Company; nthence in a southeasterly direction along the south right-of-way line thereof a stance of 179 feet for a point of beginning of the lot herein described and conveyed; ntinue then in a southeasterly direction along the south right-of-way line of said uthern Railroad spur track, a distance of 450 feet, more or less, to the point of tersection with the west right-of-way line of the Montevallo public road; thence run a southerly direction along the west right-of-way line of said Montevallo public ad a distance of 72 feet; run thence in a westerly direction and parallel with said uthern Railroad spur track as aforesaid, a distance of 450 feet, more or less, to the at line of the tract of land heretofore conveyed to Fannie Mae Booth; run thence in northerly direction along the east line of the said Fannie Mae Booth lot as located on ecember 31, 1951, a distance of 72 feet to the point of beginning, being a part of the ands described in Deed Book 96 page 252 and Deed Book 118 page 465 in office of the Judge otadovad .



Sholby

Form RT-1

Real Estate Sales Validation Form

Admin or	- TOBIE	-State Sales ASI	idation Form	
This	Document must be filed in	accordance with	Code of Alabama 19	75. Section 40-22-4
- GING 5 1141116	TIMMES Lyns	tora Hoster	Grantee's Name	James Franklin Davis
Mailing Address	309 South A	م كا	Mailing Address	2838 Huy 17
	Mobile OL3	5 b b c 4		montevally AL 351,5
			-	
Property Address			Data of Cala	÷ / /
	2005-0315000116	₹0 Total	Date of Sale Purchase Price	5/11/18
			Of	24/30
		Actua	i Value	\$
		Assessor	or 's Market Value \$	
The purchase price evidence: (check or Bill of Sale Sales Contract Closing Statem	, (reservation of got	on this form can cumentary evider Apprai Other	ice is not required	following documentary
If the conveyance do		ecordation conta	ins all of the requ	ired information referenced
Grantor's name and to property and their	mailing address - provid current mailing address	Instructions is the name of the	e person or perso	ons conveying interest
Grantee's name and to property is being o	mailing address - provid	de the name of th	ne person or person	ons to whom interest
Property address - th	e physical address of th	e property being	conveyed, if avai	ilable
Date of Sale - the date	te on which interest to the	ne property was	conveyed.	
Total purchase price	 the total amount paid for each offered for 	or the purchase		oth real and personal,
2	roperty is not being sold ument offered for record the assessor's current n	r iinsimavnee	of the property, bo videnced by an ap	th real and personal, being praisal conducted by a
If no proof is provided excluding current use responsibility of valuin	and the value must be valuation, of the proper	determined, the ty as determined tax purposes will	- 2011 2014 	of fair market value, al charged with the taxpayer will be penalized
attest, to the best of accurate. I further und	my knowledge and helie	of that the information	M OM INIA IAAAA	this document is true and by result in the imposition
Date 5/11/18				hemgs
Unattested	(verified by)	Sign		
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