

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

Send Tax Notice:
James Franklin Davis
2838 HWY 17
Montevallo, AL 35115

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

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 seal of the Grantor thereto on this date the 11 day of MAY, 2018 at

GRANTOR

Frances Lunsford Hester

20180606000198130 1/3 \$45.50
Shelby Cnty Judge of Probate, AL
06/06/2018 08:56:42 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, May Ann Harris, a Notary Public for the State at Large, hereby certify that the above posted name, Frances Lunsford Hester, 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 11 day of

May, 2018

NOTARY PUBLIC

My Commission Expires: 6/21/2020

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 North 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 West right 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.

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 NE $\frac{1}{4}$ of SE $\frac{1}{4}$ 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 N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 5, Township 22, Range 3 West.

20050315000116680 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/15/2005 03:03:38PM FILED/CERT

20180606000198130 2/3 \$45.50
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 NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 22 Range 3 West, said point being 905 feet east of the southwest corner of said 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' 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 direction along said branch 144 feet to the point of beginning; being situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ 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 $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 5, Township 22 South, Range 3 West and run thence east along the south line thereof a distance of 905 feet; run thence north 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 then 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 west right-of-way line of the Montevallo public road; thence run 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 feet, more or less, to the west line of the tract of land heretofore conveyed to Fannie Mae Booth; run thence in a northerly direction along the east line of the said Fannie Mae Booth lot as located on December 31, 1951, 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 page 465 in office of the Judge of Probate.

SIGNED FOR IDENTIFICATION

Raymond Lunsford, Sr.

Margaret Nelson Lunsford

Shelby

Real Estate Sales Validation Form

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

Grantor's Name Frances Lunsford Hester Grantee's Name James Franklin Davis
Mailing Address 309 South Ann St Mailing Address 2838 Hwy 17
Mobile AL 36604 Montevallo AL 35115

Property Address
2005-031500011480

Date of Sale 5/11/18
Total Purchase Price \$ 24130

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 5/11/18

Print Chris Smith

Unattested

Sign

(verified by)

[Signature]
(Grantor/Grantee/Owner/Agent) circle one