

- Prepared by Eve Slater, 2837 Vestavia Forest Drive, Birmingham, Alabama 35216
REAL ESTATE/PROPERTY DEED

KNOW ALL BY THESE PRESENT THAT: This QuitClaim Deed, made and entered into on this 15th day of June 2018 between Mr. Eugene L. Davis, herein called the "grantor" situated in Shelby County, Alabama, and Joan S. Davis and Eve D. Slater, herein called the "grantees", both situated in Birmingham, Jefferson County, Alabama.

FOR A VALUABLE CONSIDERATION in the amount of Two Dollars and no Cents (\$2.00), the "grantor", Eugene L. Davis do hereby TRANSFER, CONVEY, AND FOREVER QUITCLAIMS unto grantees right, Joan S. Davis and Eve D. Slater, title and interest in and to the land described below hereto and made a part hereof, together with all and other improvements located thereon, and together with all rights, members and appurtenance in any manner appertaining or belonging to said property in Shelby, County, Alabama.

PROPERTY DESCRIPTION: 20 Acres in Shelby County, Alabama known as Parcel
04 2 10 0 001 026.002

To have and to hold said property unto "grantees" and fee simple absolute forever. "Grantor" shall have no obligation to warrant or defend right, title or interest to said property unto "grantees" against the claims of any persons. Where the context requires or permits, "grantor" and "grantee" shall include their respective heirs, successors and assigns.

Executed this 15th day of June, 2018.

Eugene L. Davis
Signature of Grantor

6/15/2018
Date

Executed this 15th day of June, 2018

Eve D. Slater
Signature of Grantee

6/15/2018
Date

Joan S. Davis
Signature of Grantee

6/15/2018
Date

20180615000211930 1/6 \$30.50
Shelby Cnty Judge of Probate, AL
06/15/2018 08:19:50 AM FILED/CERT

In witness whereof, "Grantor" have executed this deed under seal on the date above written.

Signed, sealed and delivered in the presence of
(Signature and Seal)

Sandra G. Bush
SANDRA G. BUSH
State at Large
My Commission Expires
February 18, 2021

Printed Name: Sandra G. Bush

My Commission Expires: 02-18-21

Prepared by: Eve Slater
2837 Vestavia Forest Dr.
Bham, AL 35216

Real Estate Purchase Agreement

20180615000211930 2/6 \$30.50
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The Seller, Eugene L. Davis agrees to sell and convey to the buyers, Joan S. Davis and Eve Davis Slater and the buyers, Joan S. Davis and Eve Davis Slater hereby agree to purchase from seller, Eugene L. Davis the 20 acres in Shelby County, Alabama known as Parcel 04 2 10 0 001 026.002

The total purchase price for the property is two-dollars (\$2.00). The buyers, Joan S. Davis and Eve Davis Slater will pay the purchase price of two-dollars (\$2.00) in full upon the execution of this agreement.

Seller, Eugene L. Davis

Signature: Eugene L. Davis Date: 6/14/2018

Buyer, Joan S. Davis

Signature: Joan S. Davis Date: 6/14/2018

Buyer, Eve D. Slater

Signature: Eve D. Slater Date: 6/14/2018

Grantor Address

Eugene L. Davis

P.O. Box 21

Sterrett, AL 35147

Grantee Address

Joan Davis

3047 TARALANE DR.

Bham, AL 35216

Shelby County, AL 06/15/2018
State of Alabama
Deed Tax: \$.50

Bridget Ross, Notary
expires: 6/15/2020



Date: 06-12-2018

Shelby County, AL Property Record Information

Page: 1

PIN#: 04 2 10 0 001 026.002

Assessment Year: 2017

T18S R01E Sec10

Owner Name

DAVIS EUGENE LEROY

Owner Name

Address

PO BOX 21

Address

City, State Zip

STERRETT, AL 35147

Site Information

Subdivision Name:

Primary Lot:

Secondary Lot:

Block:

Map Book: 0

Map Page: 0

Lot Dimension 1: 0

Lot Dimension 2: 0

Acres: 20

Municipality: Unincorporated

Description

BEG SE COR SW1/4 SE1/4; W1330(S) N210 W210 N420 E210 N185(S) E295 N240 W295 N270(S) TO S ROW RD NE30(S) ALG RD ROW S30(S) SE1850(S) TO POB.

Remarks

Document Links

<https://probaterrecords.shelbyal.com/DocDescMain.aspx?sk=19960212000043721>

<https://probaterrecords.shelbyal.com/DocDescMain.aspx?sk=19960212000043681>

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HWY 491

PITTMAN DR

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS

That in consideration of One and no/100-----Dollars
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Johnny Ferrell Davis

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Eugene Leroy Davis

all my undivided interest in and to
(herein referred to as grantee, whether one or more) the following described real estate, situated in

Shelby

County, Alabama, to-wit:

The Southwest diagonal one-half of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 10,
Township 18, Range 1 East.

LESS AND EXCEPT that portion of approximately two acres previously
conveyed to Grantee.

Grantor further grants an easement of 30 feet in width, off the
West side of the Northeast diagonal one-half of the said SW $\frac{1}{4}$ of
SE $\frac{1}{4}$ of Section 10, Township 18, Range 1 East.

The said Johnny Ferrell Davis and Eugene Leroy Davis are the only
children born to Sidney Davis, who died December 1977.

The above described property constitutes no portion of Grantor's
homestead.

Grantee's address:

P. O. Box 21
Sterrett, Alabama 35147



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02/12/1996-04372
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of January, 19 96.

(SEAL)

Johnny Ferrell Davis
Johnny Ferrell Davis

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby COUNTY }

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Johnny Ferrell Davis

a Notary Public in and for said County.

Witness my hand and seal this day that being

Inst

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
one and No/100 - - - - -

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-
signed *Johnny Ferrell Davis*

hereby remises, releases, quit claims, grants, sells, and conveys to

Eugene L. Davis

(hereinafter called Grantee), all right, title, interest and claim in or to the fol-
lowing described real estate, situated in *Shelby* County, Alabama, to-wit:

*Beginning at S.W. Corner of the N.W. 1/4 of S.E. 1/4
Sec 10, Township 18, Range 1 East. Go East 30 FT,
go North to Hwy 491 - Go West 30 FT along Hwy 491,
Go South from Hwy 491 back to starting point.*



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TO HAVE AND TO HOLD to said GRANTEE forever.

Given under hand and seal, this *18th* day of *January* 19*96*

Witnesses:

Johnny Ferrell Davis (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF

COUNTY OF

I, the undersigned authority, a *Notary Public*

in and for said County, in said State, hereby certify that

whose name signed to the foregoing conveyance, and who known to me,

acknowledged before me on this day, that, being informed of the contents of the convey-

ance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *18th* day of *January* 19*96*

Geri Goodwin Isbell

02/12/1996-04368
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEI 9.00