

Send tax notice to:
Dylan C. Davis & Kelsie L. Davis
140 Fairview Lane
Montevallo, AL 35115
PEL1800376

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Gwen Mitchell, an unmarried woman, Anita M. Williams, an unmarried woman and Eulas Glenn Mitchell, a married man, whose mailing address is: 190 Cedar Grove Parkway, Maylene, AL 35114** (hereinafter referred to as "Grantors"), by **Dylan C. Davis and Kelsie L. Davis** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.
Gwendolyn E. Mitchell is one and the same person as Gwen Mitchell, Grantee in that certain deed recorded in Instrument No 20090224000066320 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$136,363.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of Eulas Glenn Mitchell nor the homestead of his spouse.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and

convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Gwen Mitchell, Anita M. Williams and Eulas Glenn Mitchell have hereunto set their signatures and seals on June 25, 2018.

*Gwen Mitchell by her attorney in fact
Anita Joyce Williams*
Gwen Mitchell, by her attorney in fact,
Anita Joyce Williams

*Gwen Mitchell by her attorney in fact
Eulas Glenn Mitchell*
Gwen Mitchell, by her attorney in fact,
Eulas Glenn Mitchell

Anita M. Williams
Anita M. Williams

Eulas Glenn Mitchell
Eulas Glenn Mitchell

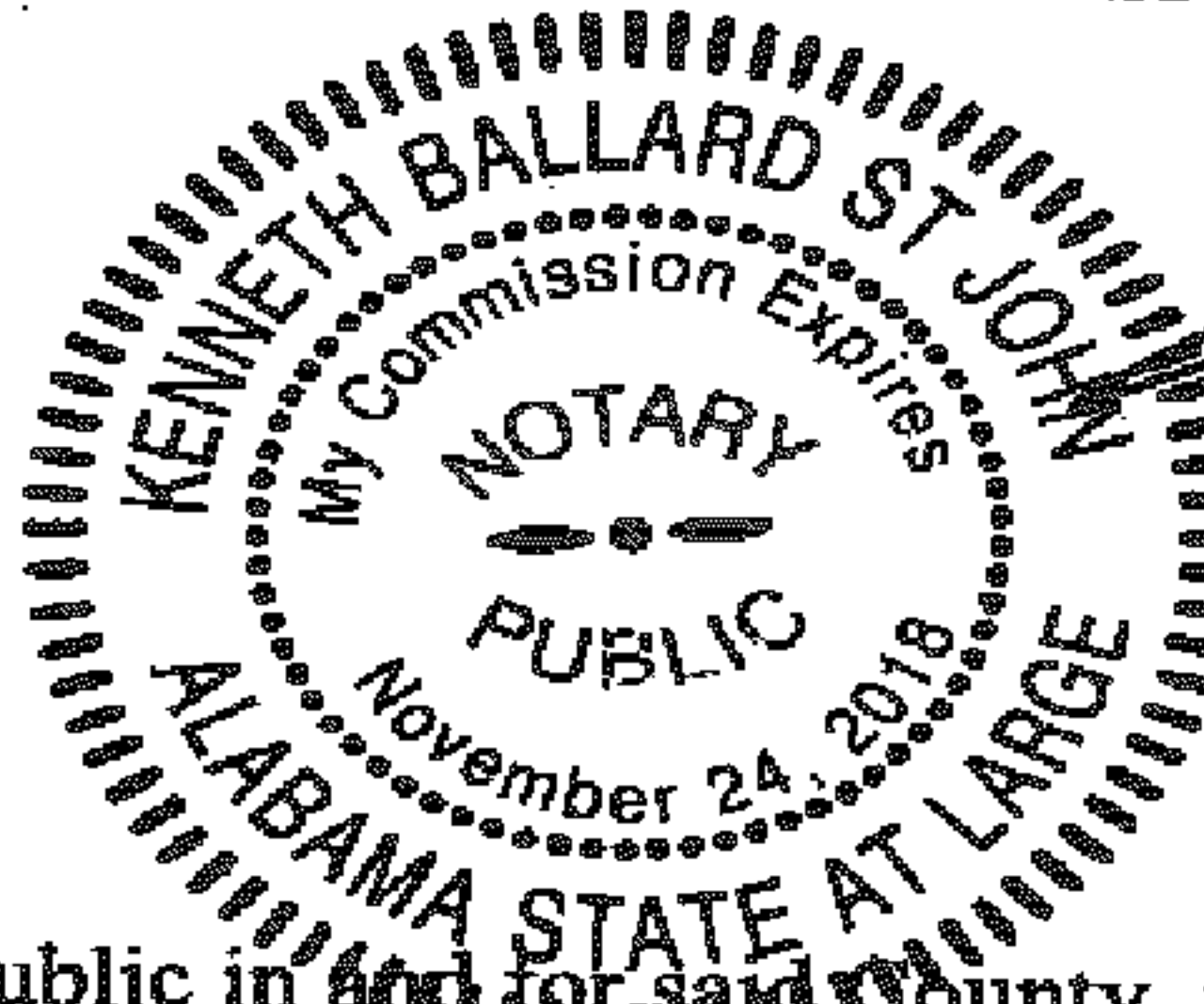
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anita M. Williams, an unmarried woman and Eulas Glenn Mitchell, a married man, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2018.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF Shelby

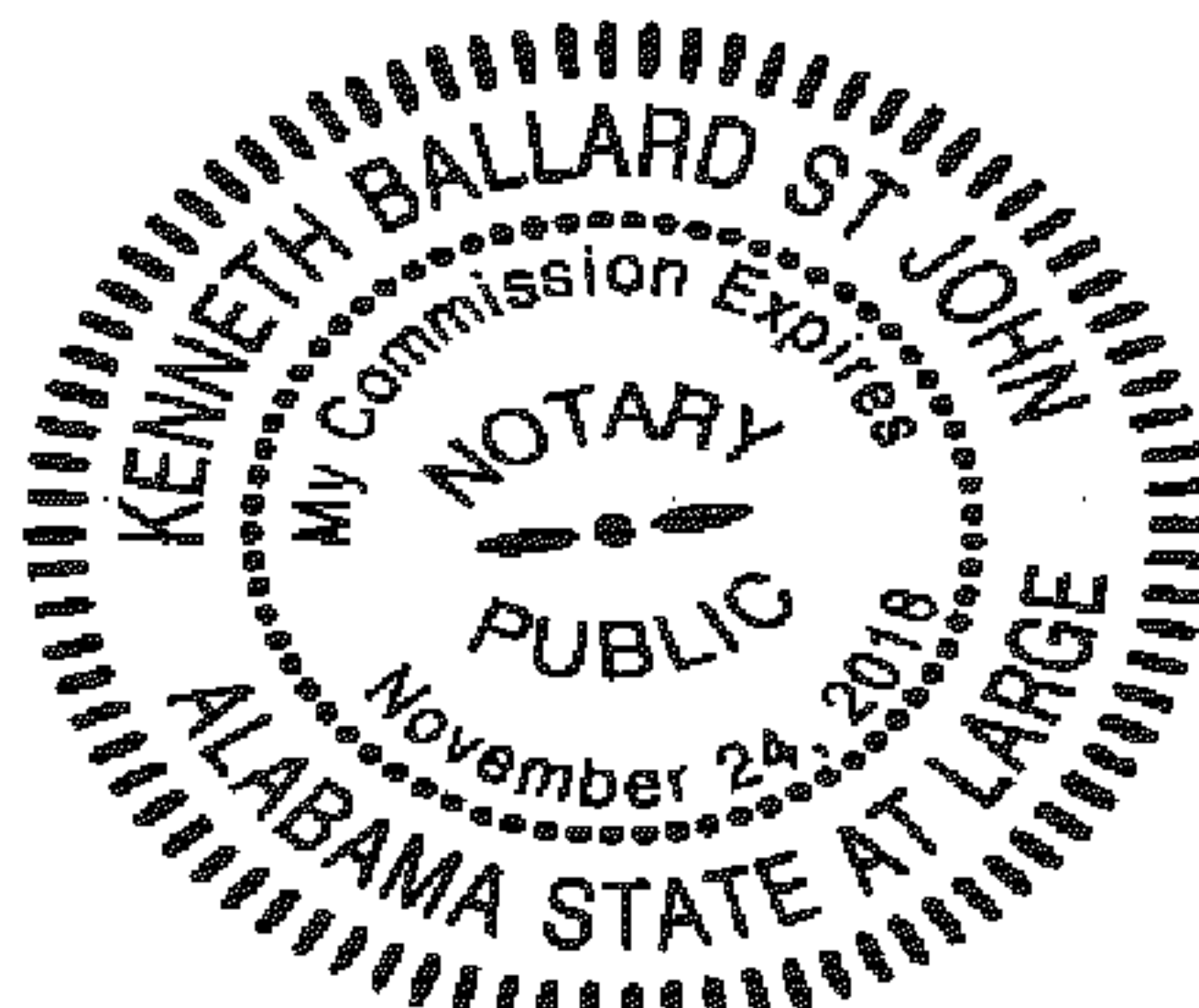


[Signature]
Notary Public
Print Name: *Kenneth Ballard St. John*
Commission Expires: *11/24/2018*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anita Joyce Williams, and Eulas Glenn Mitchell whose names as attorneys in fact for Gwen Mitchell, an unmarried woman are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they in their capacity as such attorneys in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2018.

(NOTARIAL SEAL)



[Signature]
Notary Public
Print Name: *Kenneth Ballard St. John*
Commission Expires: *11/24/2018*

Real Estate Sales Validation Form

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

Grantor's Name Gwen Mitchell, Anita Grantee's Name Dylan C Davis &
 Mailing Address M Williams & Edna Glenn Mitchell Mailing Address Kelsie L Davis
190 Cedar Grove Pkwy 140 Fairview Lane
Montevallo, AL 35114 Montevallo, AL 35115

Property Address 140 Fairview Lane Date of Sale 6/25/18
Montevallo, AL 35115 Total Purchase Price \$ 135,000.00
 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)

☐ 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 6/25/18

Print Leslie W Ruffy

Sign Leslie W Ruffy

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/27/2018 09:57:37 AM
 \$22.00 CHERRY
 20180627000228700

(verified by)

[Signature]