

20180829000311150 1/3 \$83.50
Shelby Cnty Judge of Probate, AL
08/29/2018 11:47:39 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }
 }
COUNTY OF SHELBY }
 } *Send Tax Notice to:*
 } Donald J. Davis
 } 440 Parkway Circle E, Montevallo, AL 35115

WARRANTY DEED - JOINT TENANTS IN COMMON

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt of which whereof is acknowledged, we,

DONALD J. DAVIS (surviving spouse of **PATSY S. DAVIS, DECEASED August 3, 2014**),
(hereinafter referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto

DONALD J. DAVIS a single man,

KIMBERLY A. HEDQUIST, a married woman, and

DONALD P. DAVIS, a married man,

(hereinafter referred to as **GRANTEES**), the following described real estate situated in Shelby County, Alabama, to wit:

LOT 9, IN BLOCK 5, ACCORDING TO THE SURVEY OF ARDEN SUBDIVISION TO THE TOWN OF MONTEVALLO, AS RECORDED IN MAP BOOK 3, PAGE 64, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- Taxes for 2018 and subsequent years.
- Permits to Alabama Power Company and South Central Bell recorded in Deed Book 165, Page 480.
- Restrictions as recorded in Deed Book 139, Page 269.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 180, Page 30.
- Agreement between Vic-San and Alabama Power Company recorded in Deed Book 242, Page 791.
- 30 foot building set back line from Parkway Circle as shown on recorded map.
- Life Estate of Helen Davis as shown in Deed recorded in Instrument Number 1996-30708, in the Probate Office, Shelby County, Alabama.

THIS DEED PREPARED WITHOUT BENEFIT OF SURVAY AND WITHOUT BENEFIT OF A TITLE SEARCH

TO HAVE AND TO HOLD, unto said Grantees as **JOINT TENANTS IN COMMON**, their heirs and assigns, forever;

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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 foresaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, have set our hand and seal on this the 20 day of August, 2018

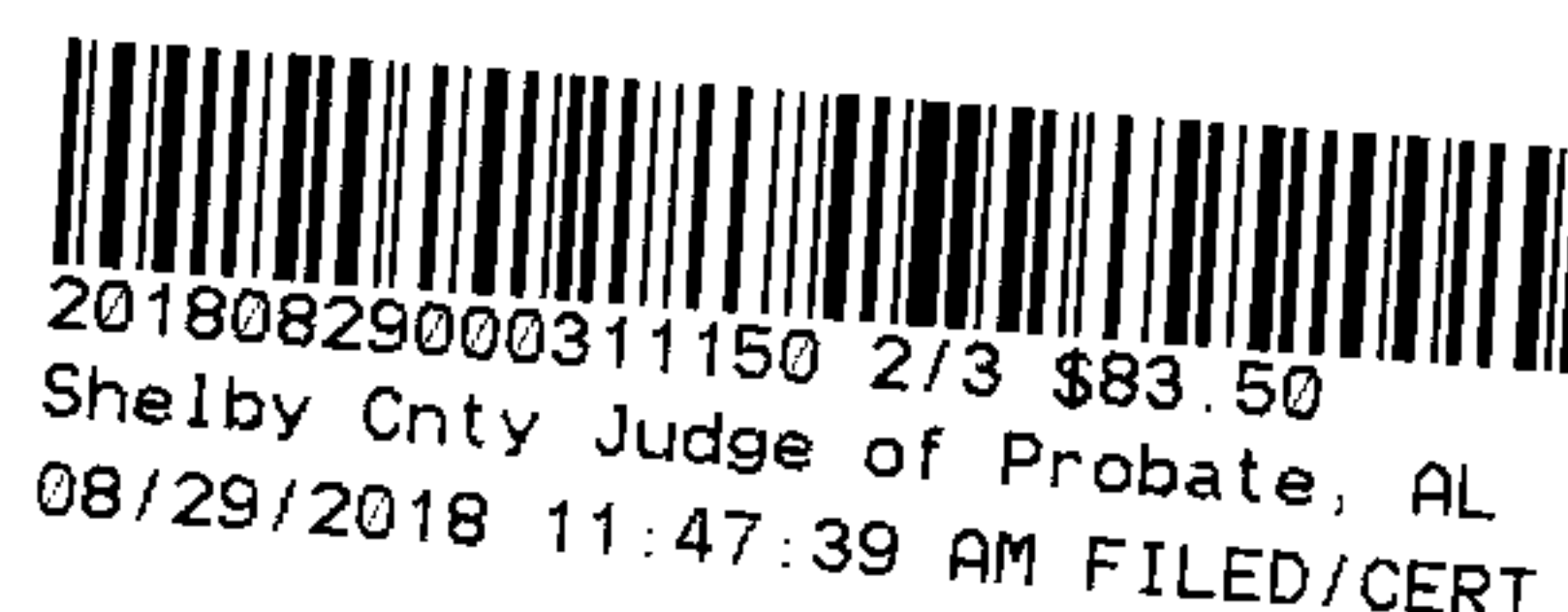
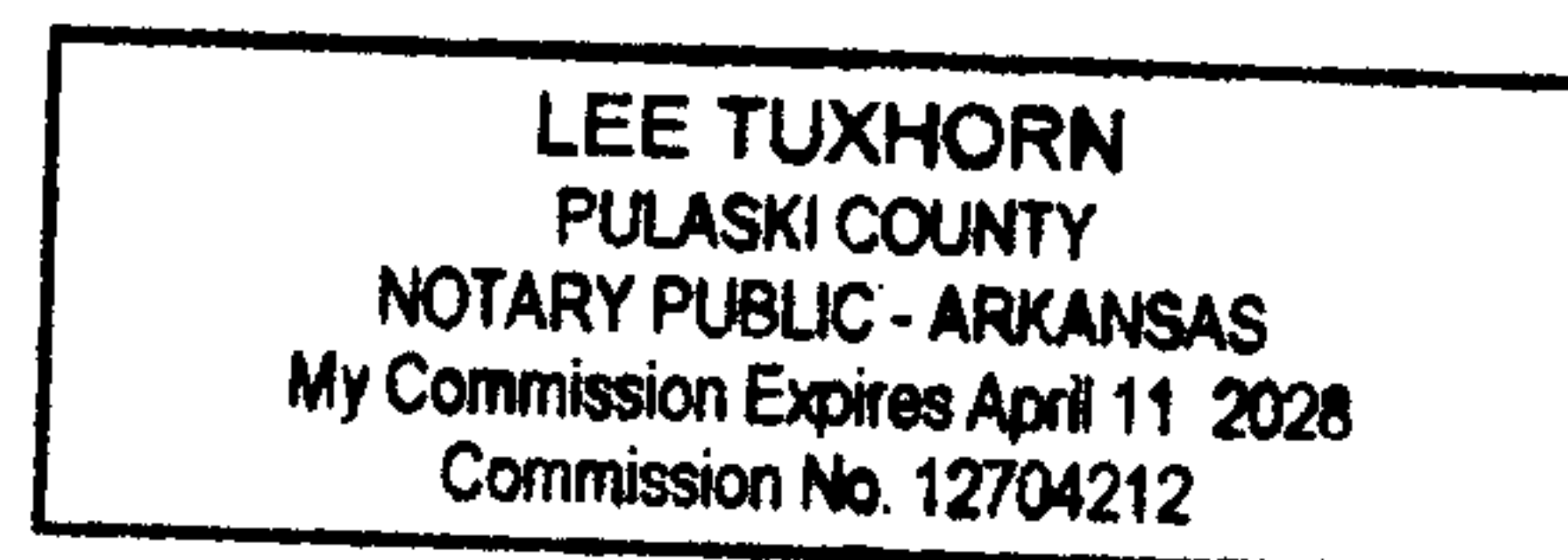
WITNESS:

Donald J. Davis (Seal)
Donald J. Davis (surviving spouse of PATSY S. DAVIS, DECEASED August 3, 2014)

STATE OF ARKANSAS }
COUNTY OF Pulaski }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald J. Davis**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 20 day of August, 2018 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

[Signature]
NOTARY PUBLIC
My Commission Expires:



This instrument prepared by:
Darrin R. Marlow, attorney
Marlow and Salyer, LLC.
1111, 17th, Ave, Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Donald J. Davis
Mailing Address 440 Parkway Circle E
Montevallo, AL 35115

Grantee's Name Donald J. Davis
Mailing Address 440 Parkway Circle E
Montevallo, AL 35115

Property Address 440 Parkway Circle E
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 124,600 / 2 = 62,300

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 Tax Assessment

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 8-27-18

Print DONALD P. DAVIS

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180829000311150 3/3 \$83.50
Shelby Cnty Judge of Probate, AL
08/29/2018 11:47:39 AM FILED/CERT