

20180924000340030
09/24/2018 12:37:41 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Charles Davis and Henrietta Davis
6560 Quail Run Drive
Hoover, Alabama 35124

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Sixty Seven Thousand Five Hundred dollars & no cents (\$267,500.)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

H. Scott McCary, an unmarried man

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Charles Davis and Henrietta Davis

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:
LOT 40, ACCORDING TO THE SURVEY OF QUAIL RUN PHASE 2, AS RECORDED IN MAP BOOK 7, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$262,654.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building setback line of 35 feet reserved from Quail Run Drive as shown by plat.

Public utility easement as shown by recorded plat, including a 7.5 foot easement on the East and South.

Restrictions, covenants and conditions as recorded in Misc. Book 28, page 859 and amended by Misc. Book 42, Page 704 in Probate Office.

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 101, Page 523 in the Probate Office.

Right of way granted to Alabama Gas Corporation as recorded in Deed Book 206, Page 21, in Probate Office.

Easement to South Central Bell as recorded in Deed Book 320, Page 881, in the Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 29, Page 15 and covenants pertaining thereto, as recorded in Misc. Book 29, Page 16 in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 aforesaid; that I (we) will and my (our) heirs, executors and 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this September 17, 2018.

ASD McCary (Seal)
H. Scott McCary

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Scott McCary, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2018.



Benjamin Vinson Blackerby (Seal)
Notary Public.
My Commission Expires: 3-9-20

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20180924000340030 09/24/2018 12:37:41 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name H. Scott McCary

Grantee's Name Charles Davis and Henrietta Davis

Mailing Address PO Box 382362
Birmingham, Alabama 35238

Mailing Address 6560 Quail Run Drive
Hoover, Alabama 35124

Property Address 6560 Quail Run Drive
Hoover, Alabama 35124

Date of Sale 09/17/2018

Total Purchase Price \$267,500.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 9/17/18

Print H. Scott McCary

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2018 12:37:41 PM
\$26.00 JESSICA
20180924000340030

Allen S. Bayl