



20181101000387140 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/01/2018 11:27:45 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

**JOINT SURVIVORSHIP
WARRANTY DEED**

THIS INDENTURE made and entered into on this the 30th day of
OCTOBER, 2018, by and between **YOSHI DAVIS** as Grantor, and
YOSHI DAVIS, JOAN S. DAVIS, EVE DAVIS SLATER, as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten and no/00 (\$10.00) Dollars and other good and valuable considerations to the Grantor in hand paid by the Grantees, the receipt of which is hereby acknowledged, the Grantor has given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the said Grantees, **FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS OF SUCH SURVIVOR FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, the following described real estate, lying and being situated in the County of Shelby, State of Alabama, to-wit:

Parcel # 04.2.10.0.001.025.000

Description: Begin NE Corner of SE ¼ of SW ¼ of Section 10 Township 18S Range 1E go S 315' W 315' N 315' E to the Point of Beginning Excluding Road ROW.

NO SURVEY REQUESTED OR DONE; NO TITLE SEARCH OR OPINION REQUESTED OR DONE.

TO HAVE AND TO HOLD the real estate described above, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, **FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS OF SUCH SURVIVOR FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**.

AND the Grantor does hereby covenant unto the Grantees that they are lawfully seized in fee simple of said premises and that they have a good right to sell and convey the same; that said premises are free from encumbrances, except ad valorem taxes due and payable October 1, 201__, and subsequent years, and any easements and restrictions of record in the office of the Judge of Probate of SHELBY County, Alabama; and the Grantor will warrant and forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seals on the day and year first above written.

Yoshi Davis
GRANTOR: YOSHI DAVIS

STATE OF ALABAMA

COUNTY OF Jefferson
Sandra G. Bush

I, the undersigned Notary Public in and for said County and State hereby certify that YOSHI DAVIS, whose name is signed to the foregoing conveyance, and who is known to me, 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 on this the 30th day of October, 2018.

Sandra G. Bush
Notary Public
Commission expires: 02-18-2021

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

THIS INSTRUMENT PREPARED BY:

Eve D Slater
2837 Vestavia Forest Dr
Birmingham, AL 35216


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Yoshiko F. DAVIS
P. O. Box 21
Sterrett, AL
35147

Grantee's Name
Mailing Address

Joan S. Davis & Eve Davis, Jr.
SAME

Property Address

1192 Hwy 491
Vandiver, AL
35176

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 75,300 2/3 = 50,200

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 11/1/2018

Print Eve Davis Slade

Unattested

Karen Nelson
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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