

STATE OF ALABAMA

*

COUNTY OF SHELBY

*

WARRANTY DEED

*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Three Thousand Five Hundred and NO/100 (\$153,500.00) Dollars and other good and valuable consideration to the undersigned, Allison Lee Davison, a Single woman, herein referred to as Grantor, in hand paid by Perry Jason Davison referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey her 1/2 interest in the below described property unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 28th day of February, 2019.


Allison Lee Davison

Shelby County, AL 03/04/2019
State of Alabama
Deed Tax: \$153.50


20190304000067070 1/4 \$177.50
Shelby Cnty Judge of Probate, AL
03/04/2019 08:19:29 AM FILED/CERT

STATE OF ALABAMA,
Talladega COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Allison Lee Davison, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2019.

Jackie McHilberry
NOTARY PUBLIC
My Commission Expires: 10-13-2019

This document prepared by:

Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044



20190304000067070 2/4 \$177.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A" LEGAL DESCRIPTION

Lot 3107, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument No. 1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



20190304000067070 3/4 \$177.50
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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

Allison Lee Davis
c/o Po Box 367
Shady 46 35044

Grantee's Name Peppi Jager Davis
Mailing Address 1024 Hermelgo Cir
Birmingham, AL 35242

Property Address

1042 Hermelgo Cir
Birmingham, AL 35242

Date of Sale 2-28-19

Total Purchase Price \$ ~~450,000~~

or

Actual Value \$ ~~450,000~~

or

Assessor's Market Value \$ ~~153,582~~

1/2 of 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).

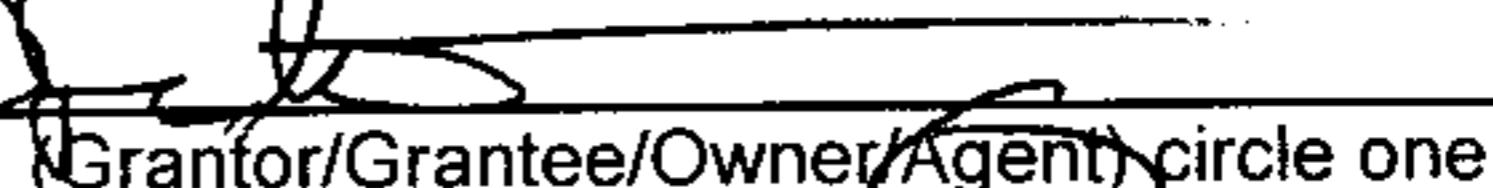
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-28-19

Print

Gregory S. Gaylor

Sign

Grantor/Grantee/Owner/Agent circle one

Unattested

(verified by)

