

20190326000096750
03/26/2019 02:53:04 PM

Send tax notice to:
Mary Davis
4669 Chris Drive
Birmingham, AL 35235
File No. PEL1900093

DEEDS 1/6

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

STATE OF ALABAMA
JEFFERSON COUNTY

Value \$
65,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, **Mary Lillian Davis, an unmarried woman, individually and as heir at law of Eugene L. Davis, deceased, Joan S. Davis, a married woman, individually and as heir at law of Eugene L. Davis, deceased and Eve D. Slater, a married woman, individually and as heir at law of Eugene L. Davis, deceased** (hereinafter referred to as "Grantors"), by **Mary Lillian Davis** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full therein for the complete legal description of the property being conveyed by this instrument.

The property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantor's spouses.

Mary Davis is one and the same person as Mary Lillian Davis.

Joan Davis is one and the same person as Joan S. Davis.

Eve Slater is one and the same person as Eve D. Slater.

This deed is prepared to correct a defective deed and clear the chain of title. Said defective deed was recorded in Instrument #20180615000211920 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 15th day of March, 2019.

Mary Lillian Davis by her attorney in fact
 Mary Lillian Davis, individually and as heir Terri L. Murphy
 at law of Eugene L. Davis, deceased, by her
 attorney in fact, Terri L. Murphy

STATE OF Alabama)
 COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terri L. Murphy whose name as attorney in fact for Mary Lillian Davis, an unmarried woman, individually and as heir at law of Eugene L. Davis, deceased, 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 the said instrument, she, in her capacity as such attorney 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 19th day of March, 2019.

[NOTARIAL SEAL]



Catherine H. Scott
 Notary Public

Printed Name: Catherine H. Scott

My Commission Expires: 7-25-2022

Joan S. Davis

Joan S. Davis, individually and as heir at law
of Eugene L. Davis, deceased

STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan S. Davis, a married woman, individually and as heir at law of Eugene L. Davis, deceased, 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 the said instrument, she, individually and as heir at law, executed the same voluntarily on the day the same bears date.

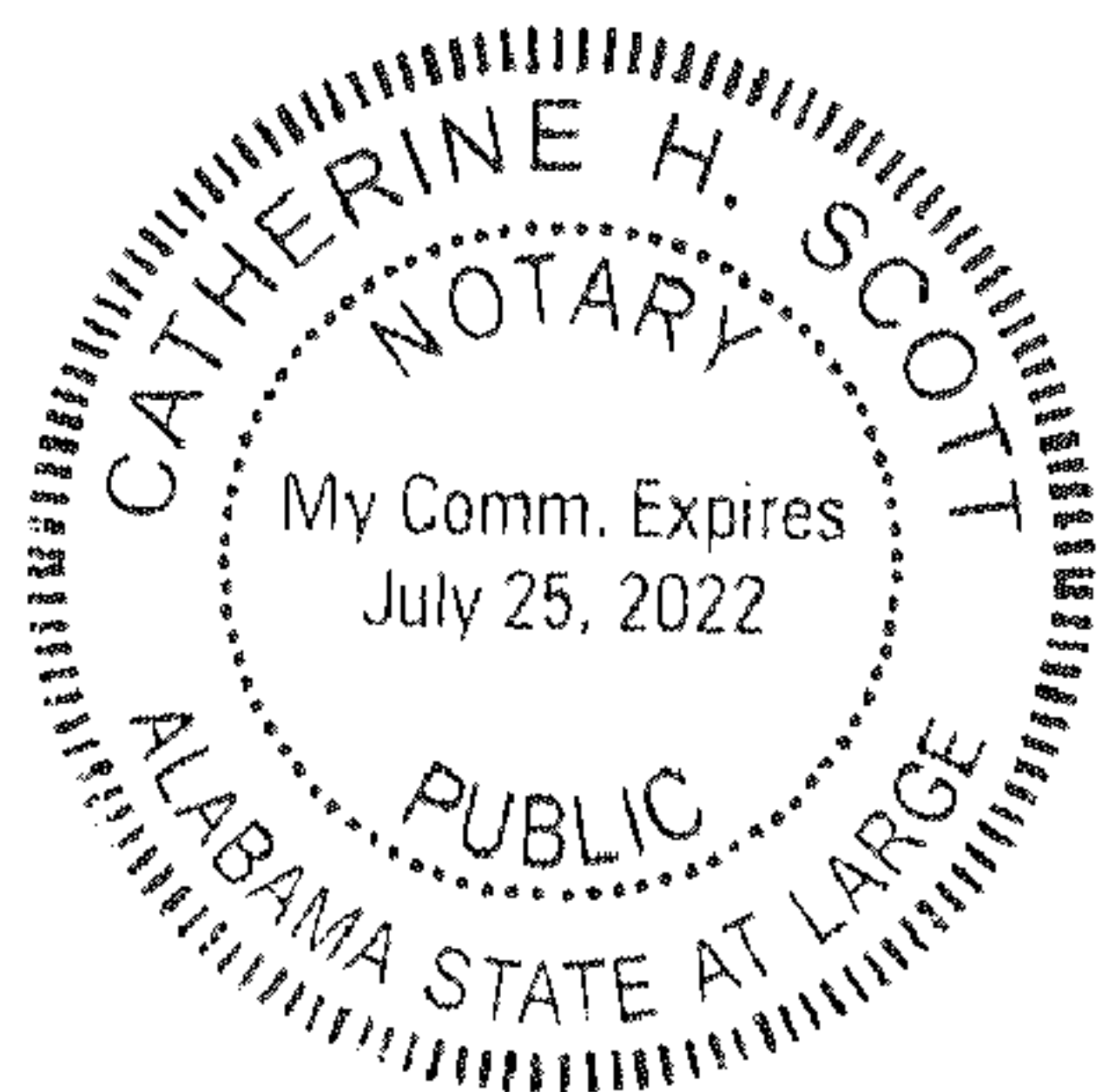
Given under my hand and official seal this, the 14th day of
March, 2019.

Catherine H. Scott

Notary Public
Printed Name: Catherine H. Scott

My Commission Expires: 7-25-2022

[NOTARIAL SEAL]



Eve D. Slater

Eve D. Slater, individually and as heir at law
of Eugene L. Davis , deceased,

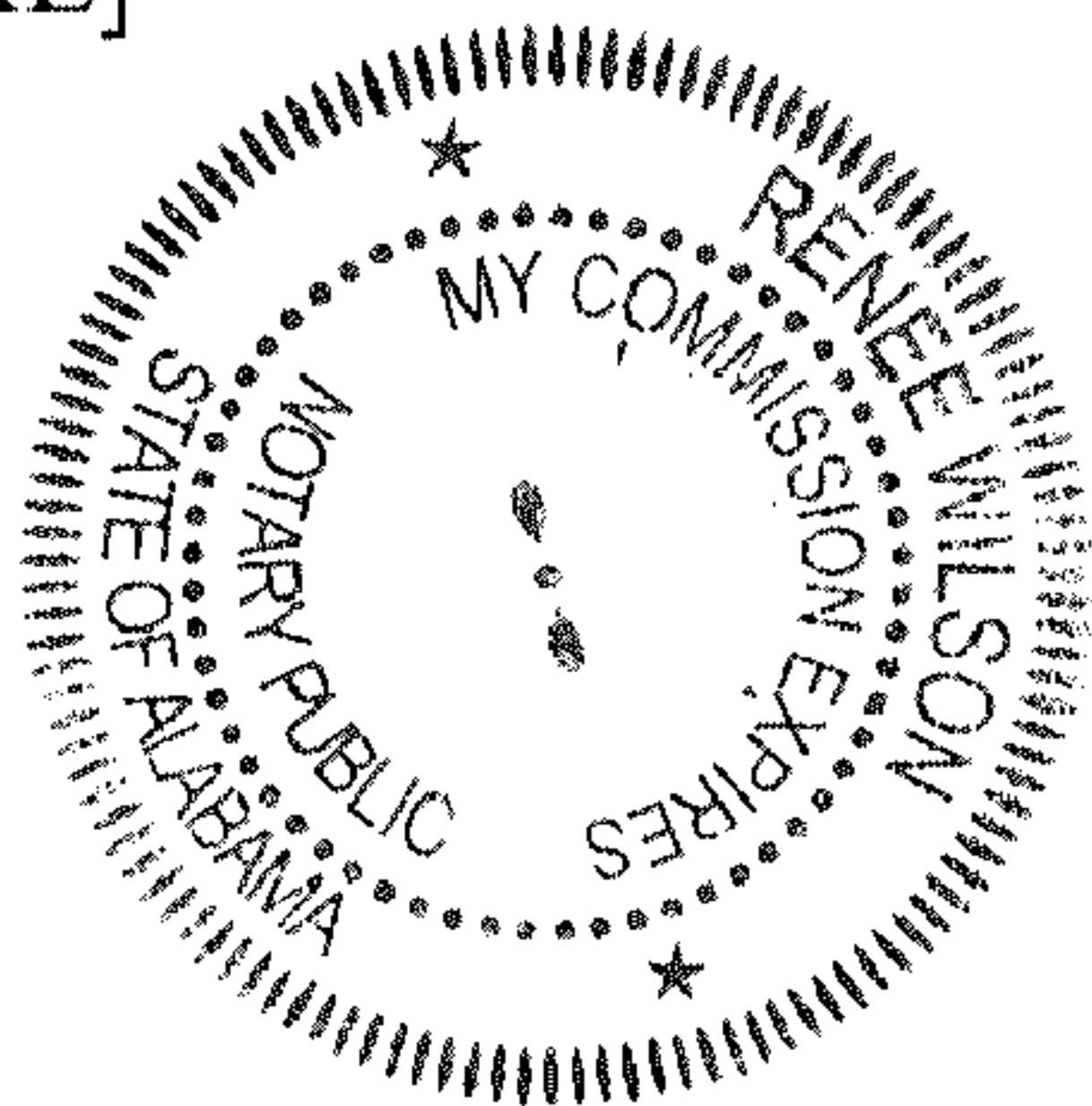
STATE OF AL)

COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eve D. Slater, a married woman, individually and as heir at law of Eugene L. Davis, deceased, 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 the said instrument, she, individually and as heir at law, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 12th day of
March, 2019.

[NOTARIAL SEAL]



Renee Wilson

Notary Public

Printed Name: Renee Wilson

My Commission Expires: 7/16/22

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EXHIBIT "A"

Parcel of land lying in the E 1/2 of the SE 1/4 of the NW 1/4 of Section 10, Township 18 South, Range 1 East described as follows:

Beginning at the SW Corner of the E 1/2 of the SE 1/4 of the NW 1/4 of Section 10 go North 00 degrees 09 minutes 54 seconds East along the West boundary of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 10 for 56.88 feet to a point on the North boundary of the Norfolk Southern Railway and the Point of Beginning; thence continue North 00 degrees 09 minutes 54 seconds East along the West Boundary of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 10 for 982.61 feet to the South Boundary of Alabama Highway No. 25; thence North 72 degrees 11 minutes 10 seconds East along said South Boundary for 215.13 feet; thence North 67 degrees 53 minutes 34 seconds East along said South Boundary for 282.50 feet; thence Easterly along said curve for 180.12 feet to the beginning of a curve to the right having a central angle of 1 degree 25 minutes 32 seconds and a radius of 472.00 feet; thence Easterly along said curve for 11.74 of the East boundary of 1/4-1/4 section; thence South 00 degrees 24 minutes 43 seconds East along said East boundary for 1213.91 feet to a point on a curve, to the left, on the North boundary of the Norfolk Southern Railway; said curve having a central angel of 38 degrees 49 minutes 34 seconds and a radius of 1004.93 feet; thence Westerly along said curve for 680.90 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Mary Lillian Davis, Joan S Davis Eve D Slater	Grantee's Name	Mary Lillian Davis
Mailing Address	4669 Chris drive Birmingham, AL 35235	Mailing Address	4669 Chris drive Birmingham, AL 35235
Property Address	Vacant Land AL Hwy No. 25 Vandiver AL 35176	Date of Sale	3/19/2019
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 65,000

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 3-21-19Print Skyler MurphyUnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/26/2019 02:53:04 PM
 \$36.00 CHERRY
 20190326000096750

Allen S. Bayl