

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
RICHARD O. DAVIS and
LYN L. DAVIS
399 TYNDAL FARM ROAD
CHELSEA, AL 35051

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty Thousand and 00/100 (\$60,000.00) to the undersigned Grantors, THOMAS STEWART DENNEY, JR., a married man, individually, and JEFFREY LESTER DENNEY, a married man, individually, **AND** as Personal Representatives of the Estate of Thomas Stewart Denney, Dec., Probate Case No. 2018-A-161, Lee County, Alabama, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto RICHARD O. DAVIS and LYN L. DAVIS, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF DENNEY CHELSEA SOUTH, RECORDED IN MAP BOOK 50, PAGE 97, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property address: 0 COUNTY ROAD 47, CHELSEA, AL 35051

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

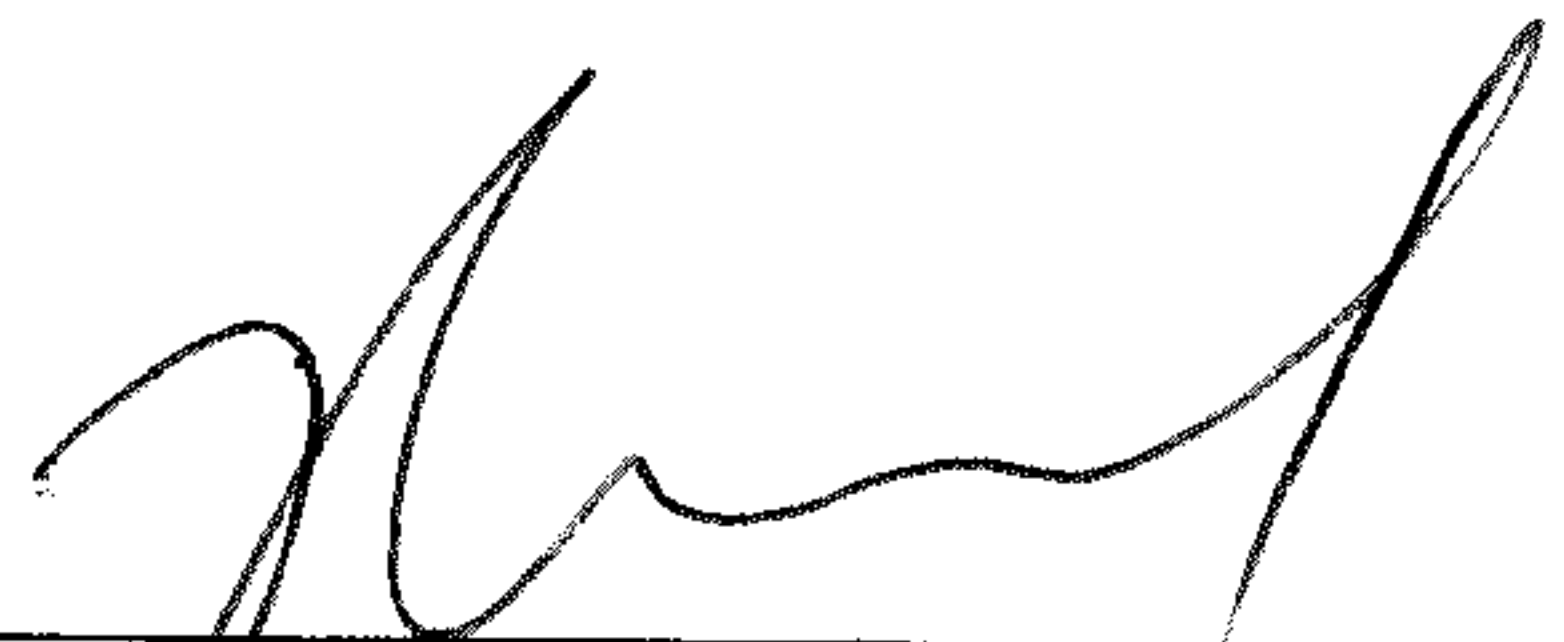
THOMAS STEWART DENNEY was the surviving grantee of that certain deed recorded in SHELBY REAL 278, PAGE 79; ELNORA L. DENNEY, having died on 11/03/1997.

THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S) NOT THAT OF THEIR SPOUSE(S).

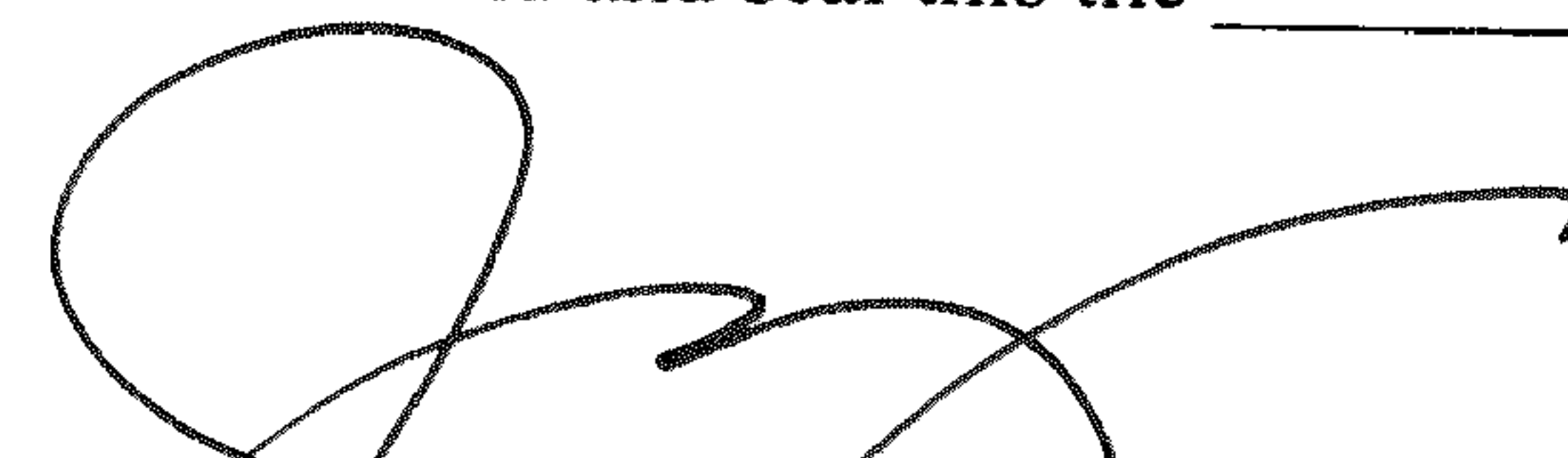
TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 3 day of May, 2019.

X 

THOMAS STEWART DENNEY, JR.,
individually and as Personal
Representative of the Estate of Thomas
Stewart Denney, Dec., Probate Case
No. 2018-A-161, Lee County, Alabama


X 

JEFFREY LESTER DENNEY,
individually and as Personal
Representative of the Estate of Thomas
Stewart Denney, Dec., Probate Case No.
2018-A-161, Lee County, Alabama

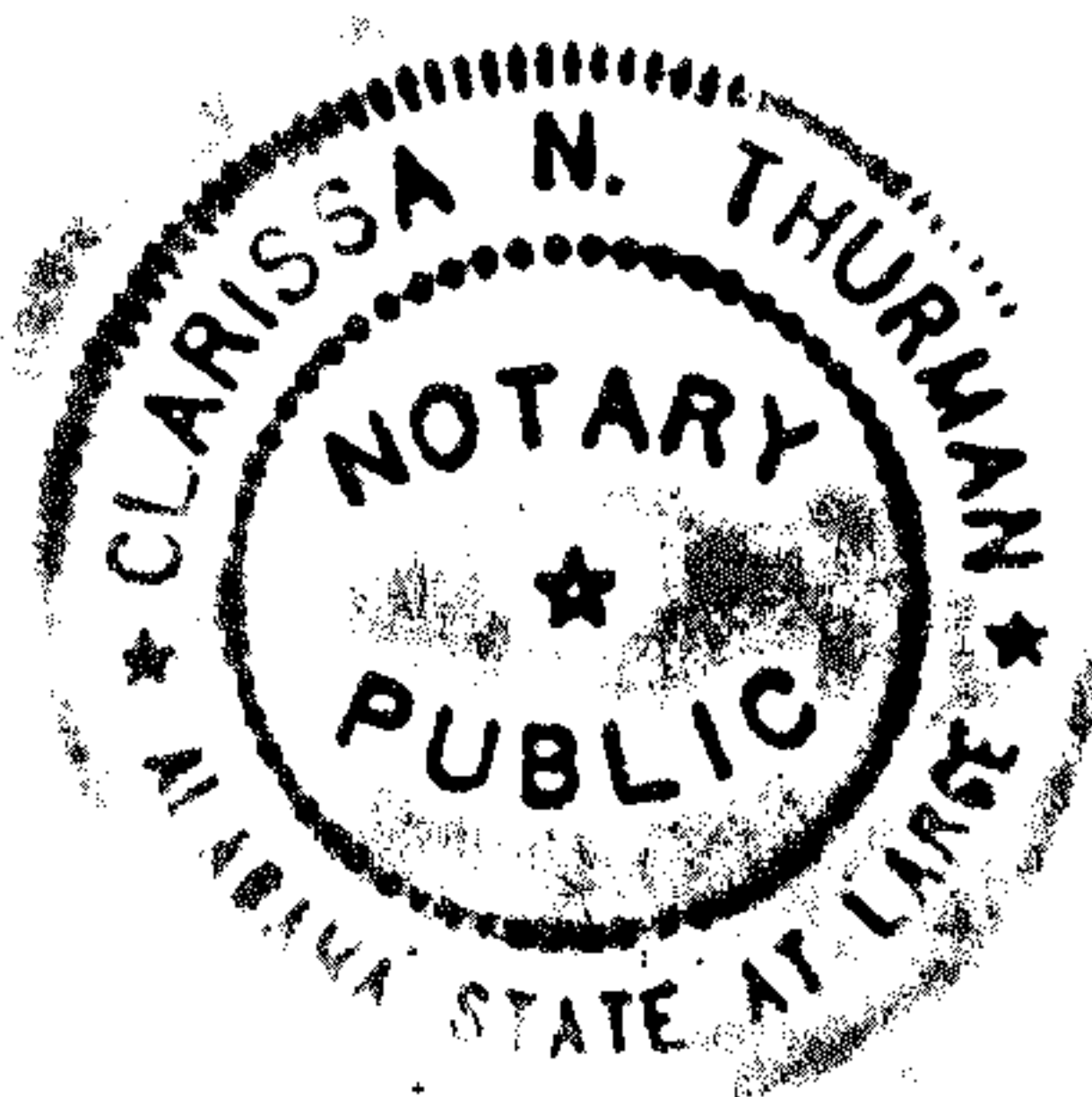
STATE of Alabama)
Lee COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS STEWART DENNEY, JR., a married man, and JEFFREY LESTER DENNEY, a married man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 3 day of May, 2019.


NOTARY PUBLIC

MY COMMISSION EXPIRES Jan. 17, 2021



Real Estate Sales Validation Form

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

Grantor's Name:	THOMAS STEWART DENNEY, JR. and JEFFREY LESTER DENNEY	Grantee's Name:	RICHARD O. DAVIS and LYN L. DAVIS
Mailing Address:	304 BAYTREE LANE AUBURN, AL 36830	Mailing Address:	
Property Address:	LOT 1, DENNEY CHELSEA SOUTH CHELSEA, AL 35051	Date of Sales	May 6th, 2019
		Total Purchase Price:	(\$60,000.00)
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<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: May 6th, 2019

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2019 08:35:48 AM
\$81.00 CHERRY
20190507000152470

Allen S. Bayle