

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Oliver P. Head
Ann B. Head

P.O. Box 1435
Columbiana, AL 35051

File No.: S-19-25433

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Nine Thousand Dollars and No Cents (\$9,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Tealia Davis**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Oliver P. Head and Ann B. Head**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

A part of Lot 148, according to Horsley's Map of Columbiana, more particularly described as follows: Begin at the SE corner of said lot and thence run West along Depot Street 40 feet for a point of beginning; thence run North to the L & N Railroad right of way; thence run West along said railroad right of way 36 feet; thence run South to a point on Depot Street 40 feet West of the point of beginning; thence run East along Depot Street 40 feet to the point of beginning.

LESS AND EXCEPT property sold to State of Alabama in Deed Book 237, Page 500, recorded in Probate Office, Shelby County, Alabama.

Situated in Shelby County, Alabama

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the only heir at law of Willis E. Jones, Jr., deceased, having died on 10/6/2018.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.


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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of May, 2019.


Tealia Davis

State of Alabama

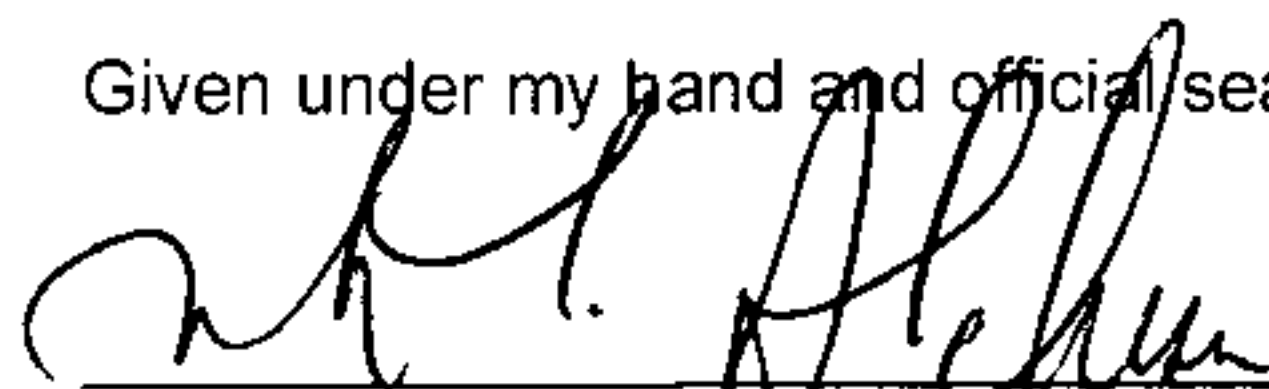
County of Shelby

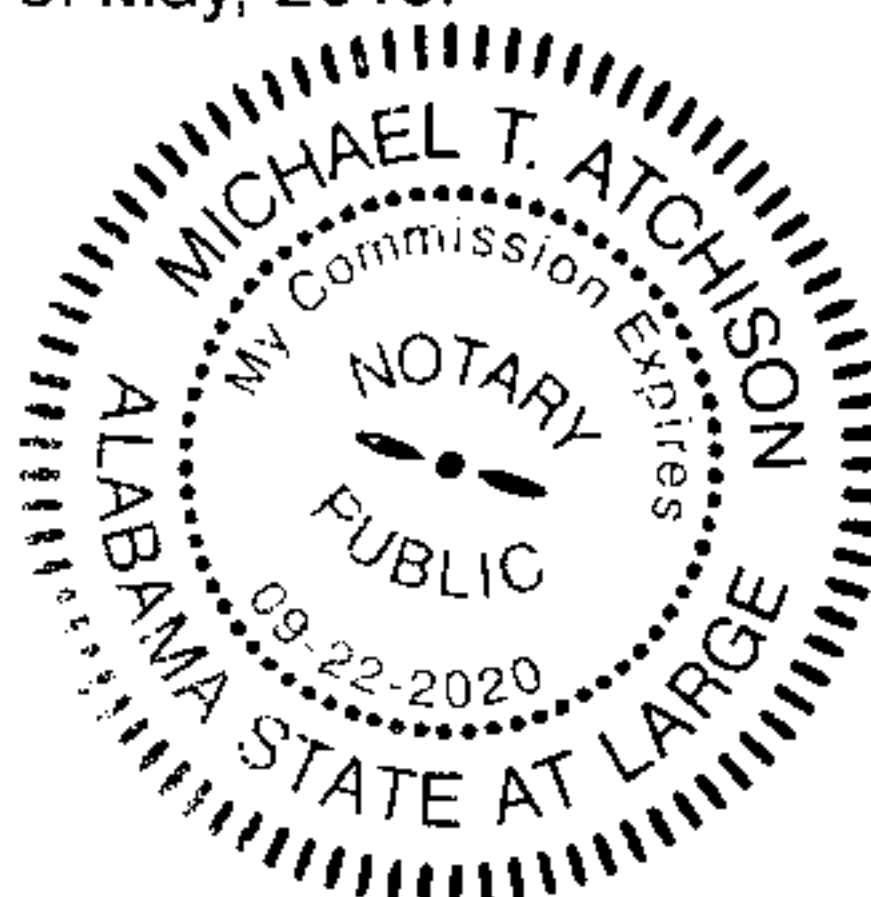

20190524000178310 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
05/24/2019 09:47:58 AM FILED/CERT

Shelby County, AL 05/24/2019
State of Alabama
Deed Tax: \$9.00

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Tealia Davis, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Real Estate Sales Validation Form

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

Grantor's Name	Tealia Davis	Grantee's Name	Oliver P. Head
	<u>853 winterford Corn Ln</u>		Ann B. Head
Mailing Address	<u>Coleman, AL 35040</u>	Mailing Address	<u>P.O. Box 1435</u>
			Columbiana, AL 35051
Property Address	<u>400 Depot Street</u>	Date of Sale	<u>May 20, 2019</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$9,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 20, 2019

Print Tealia Davis

Unattested

Sign Tealia Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190524000178310 2/2 \$27.00
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Form RT-1