

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
James S. Davis, Jr.
634 Dickerson Rd
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$130,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James S. Davis, Jr. and Patti S. Davis, husband and wife** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **James S. Davis, Jr. and Patti S. Davis** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

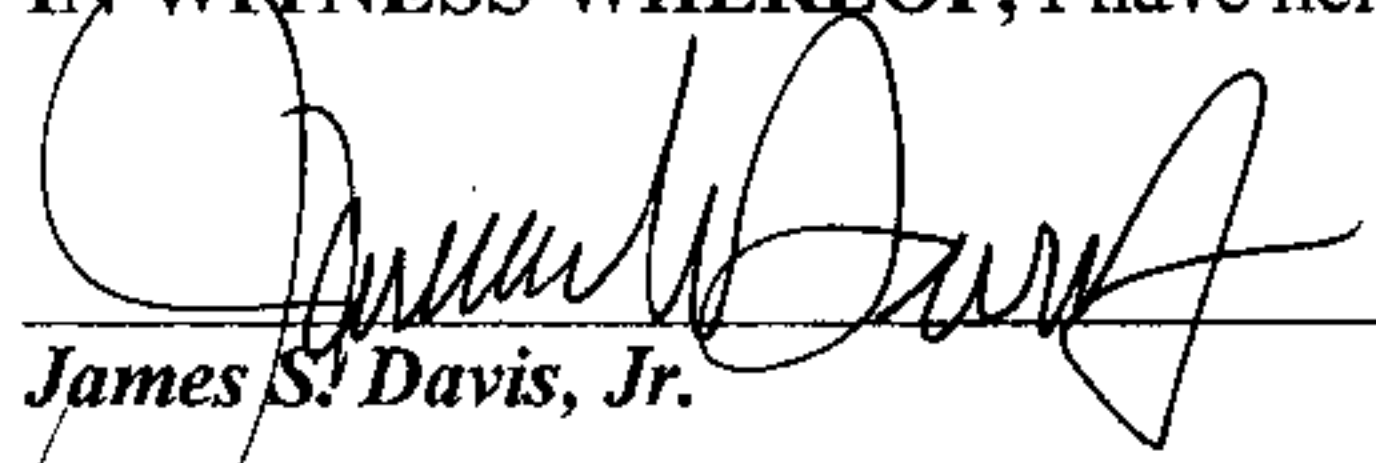
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or his spouse.

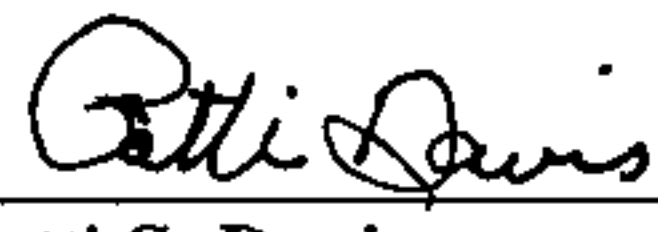
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of May, 2019.



James S. Davis, Jr.

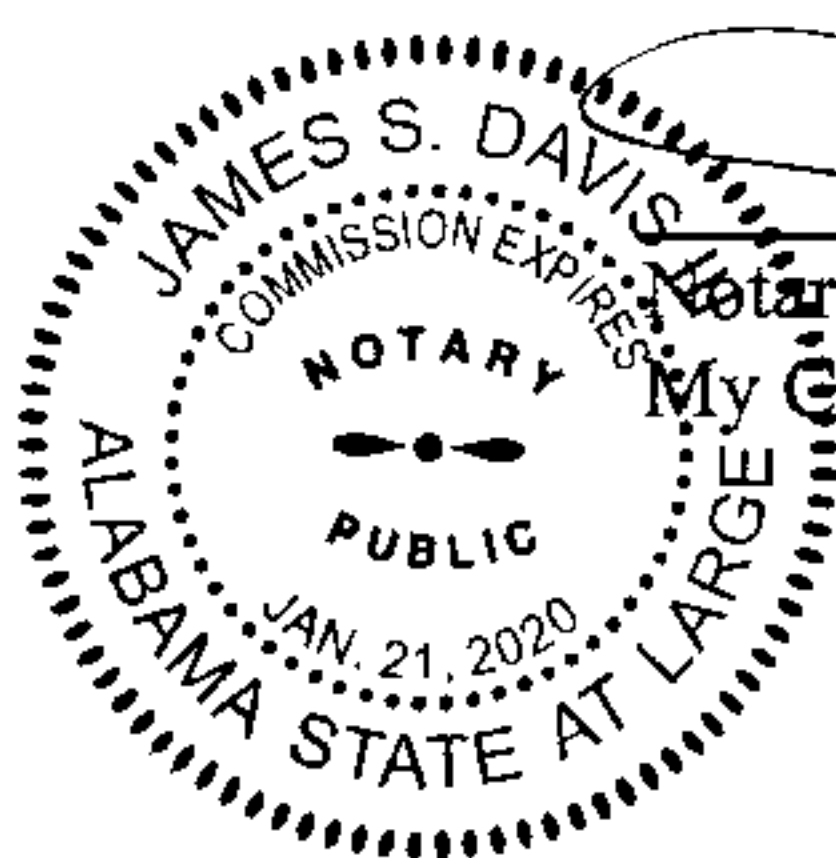


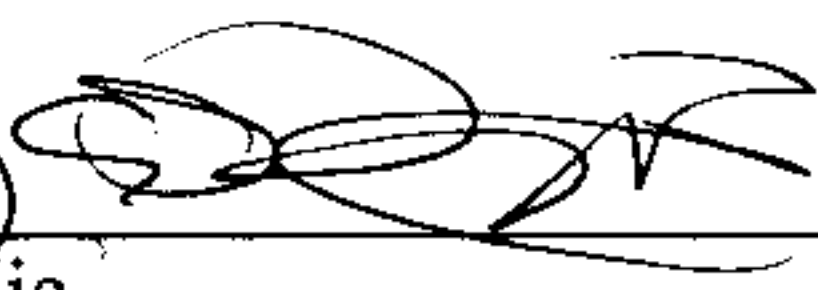
Patti S. Davis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **James S. Davis, Jr. and Patti S. Davis**, whose names are 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, they executed the same voluntarily on the day the same bears date.

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





Notary Public
My Commission Expires:

Shelby County, AL 06/06/2019
State of Alabama
Deed Tax: \$130.00


20190606000196950 1/4 \$154.00
Shelby Cnty Judge of Probate, AL
06/06/2019 09:17:10 AM FILED/CERT

EXHIBIT A – LEAGAL DESCRIPTION

Lot 1, according to the survey of Davis Family Subdivision, as recorded in Map Book 43, Page 52 in the Probate Office of Shelby County, Alabama.

AND

The NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, as recorded in the Probate office of Shelby County, Alabama.

Mineral rights to the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, as described in Deed Book 231, Page 612 in the Probate Office of Shelby County, Alabama.

Less and except:

A part of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West and being more particularly described as follows: Commence at the Southwest corner of the NE¼ of the NW ¼ of said Section 15, thence run Northerly along the West line for 663.50 feet; thence turn 91° 08' 37" to the right and run Easterly for 424.64 feet to the point of beginning. Thence turn 41° 13; 39" to the left and run Northeasterly for 165.05 feet to an old iron pin, thence turn 90° 00' 00" to the right and run Southeasterly for 211.25 feet (Deed shows 210.0 feet) to an old iron pin, thence turn 90° 00' 00" to the right and run Southwesterly for 210.0 feet, thence

turn 90° 00' 00" to the right and run Northwesterly for 211.25 feet (Deed shows 210.0 feet), thence turn 90° 00' 00" to the right and run Northeasterly for 44.95 feet to the point of beginning.

Also a 25.0 feet wide easement for ingress and egress with its centerline being described as follows: Commence at the Southwest corner of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, thence run Northerly along the West line for 663.50 feet, thence turn 91° 08' 37" to the right and run Easterly for 424.64 feet, thence turn 138° 46' 31" to the right and run Southwesterly for 44.95 feet, thence turn 90° 00' 00" to the left and run Southeasterly for 18.56 feet to a point on said centerline and the point of beginning. Thence turn 80° 19' 35" to the right and run Southwesterly along said centerline for 68.20 feet to the point of beginning of a curve to the right, having an intersecting angle of 7° 36' 25", a radius of 601.68 feet, thence southwesterly along the arc for 79.88 feet to its point of tangency, thence turn tangent to said curve and continue Southwesterly along said centerline for 66.14 feet to the point of beginning of a second curve to the right, having an intersecting angle of 4° 36' 30", a radius of 1,242.64 feet, thence run Southwesterly along the arc for 99.94 feet to its point of tangency, thence turn tangent to said curve and continue Southwesterly along said centerline for 71.16 feet to the point of beginning of a third curve to the left, having an intersecting angle of 54° 05' 30", a radius of 97.94 feet, thence run Southwesterly to Southerly along the arc for 92.46 feet to its point of tangency, thence turn tangent to said curve and continue Southerly along said centerline for 63.54 feet to the point of beginning of a fourth curve to the right, having an intersecting angle of 18° 57' 04", a radius of 239.66 feet, thence sun Southwesterly along the arc for 79.27 feet to it point of tangency, thence turn tangent to said curve and continue Southwesterly along said centerline for 135.10 feet to a point on the South line of said NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West and its end.



20190606000196950 2/4 \$154.00
Shelby Cnty Judge of Probate, AL
06/06/2019 09:17:10 AM FILED/CERT

Less and except:

A part of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at a 5/8" Rebar set by Weygand, being the Northwest corner of the NE ¼ of the NW ¼ of Section 15, for a point of beginning. Thence run Southerly along the West line for 331.75 feet; thence turn 82 deg. 50 min. 41 sec. to the left and run Easterly for 607.11 feet; thence turn 57 deg. 30 min. 00 sec. to the left and run Northeasterly along the Northwesternly side of a Lake for 83.25 feet; thence turn 39 deg. 27 min. 36 sec. to the left and run Northerly for 330.54 feet to a point on the North line of said NE ¼ of the NW ¼ of said Section 15, Township 20 South, Range 2 West; thence turn 89 deg. 05 min. 03 sec. to the left and run Westerly along said North line for 656.76 feet to the point of beginning. Containing 238,575.90 square feet or 5.477 acres.

ALSO with rights to ingress and Egress along a Non Exclusive Road Easement

described as follows:

Commence at a 5/8" Rebar set by Weygand, being the Northwest corner of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West; thence run Southerly along the West line for 331.75 feet to the point of beginning. Thence continue along same line for 815.25 feet; thence turn 34 deg. 22 min. 10 sec. to the left and run Southeasterly for 108.60 feet to a point in the centerline of pavement of the extension of Dickerson Road; thence turn 128 deg. 18 min. 47 sec. to the left and run Northeasterly along the centerline of pavement for 40.0 feet; thence leaving said pavement turn 51 deg. 47 min. 22 sec. to the left and ran Northwesternly for 76.34 feet; thence turn 34 deg. 28 min. 19 sec. to the right and run Northerly for 800.0 feet; thence turn 82 deg. 50 min. 41 sec. to the left and run Westerly for 30.24 feet to the point of beginning.

ALSO with rights of ingress and Egress along the extension of Pavement of Dickerson Road with its centerline being described as follows:

Commence at a 5/8" Rebar set by Weygand, being the Northwest corner of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West; thence run Southerly along the West line for 1,146.97 feet; thence turn 34 deg. 22 min. 10 sec. to the left and run Southeasterly for 108.60 feet to a point in the centerline of pavement of the extension of said Dickerson Road and the point of beginning. Thence turn 51 deg. 41 min. 13 sec. to the right and run Southwesterly along the centerline of pavement for 48.12 feet to the point of beginning of a curve to the right, having an intersecting angle of 27 deg. 17 min. 49 sec., a radius at its centerline of 193.48 feet; thence run Southwesterly along the Arc for 92.18 feet to its point of tangency and end of said easement or right-of-way.

Less and Except:

Lot 2, according to the Survey of Davis Family Subdivision, as recorded in Map Book 43, Page 52 in the Probate Office of Shelby County, Alabama.


20190606000196950 3/4 \$154.00
Shelby Cnty Judge of Probate, AL
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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 James S. Davis JR
Mailing Address 634 Dickerson Rd
Pelham AL 35124

Grantee's Name James S Davis JR
Mailing Address 634 Dickerson Rd
Pelham, AL 35124

Property Address 634 Dickerson Rd
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 130,000.00

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 tax value

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 _____

Print Mike T Atchison

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

