

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P.O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

Mr. James F. Davis
100 Jonesboro Circle
Columbiana, Alabama 35051

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Three Thousand and 00/100 Dollars (\$3,000.00), and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **JOHN W. DAVIS**, a married man (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **JAMES F. DAVIS** and **REBECCA D. DAVIS** (herein referred to as Grantees), all his right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point on the Eastern boundary of the SW 1/4 of NE 1/4, of Section 35, Township 21, Range 1 West, which said point is 220 yards North of the Southeast corner of said forty acre tract, and run in a Westerly direction, perpendicular to said Eastern boundary, 110 yards, to the point of beginning of the lot herein conveyed; run thence South 20 yards; thence West 110 yards; thence North 20 yards; thence East 110 yards to point of beginning.

ALSO; Beginning at the SW corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 35, Township 21, Range 1 West and running thence East 210 ft.; thence North approx. 220 ft.; to used roadway; thence West along said roadway to West boundary of above said tract; thence South along said boundary to point of beginning. Situated in Shelby County, Alabama.

In addition see Exhibit "A" attached hereto.

This real property is not part of Grantor's homestead.

TO HAVE AND TO HOLD unto the said Grantees forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of OCT, 2019.


20191014000378380 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
10/14/2019 02:49:41 PM FILED/CERT


John W. Davis

Shelby County, AL 10/14/2019
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State,

hereby certify that John W. Davis, a married man, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2019.

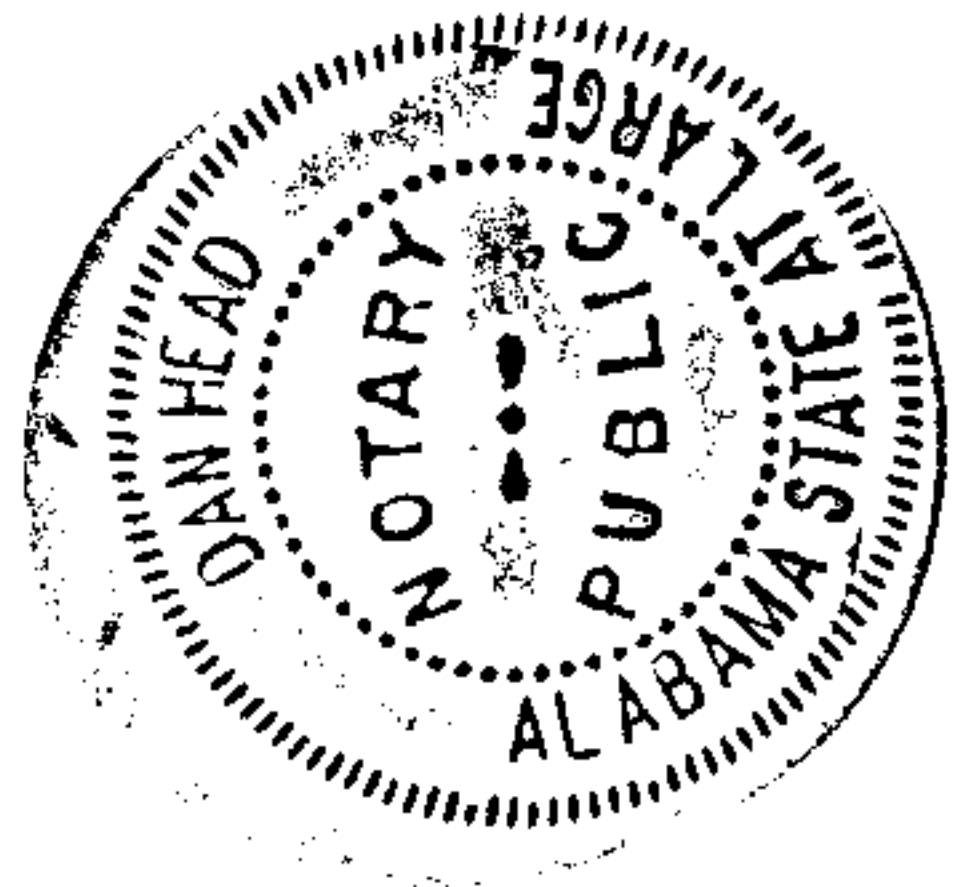


Notary Public

My Commission Expires: 12/12/2020



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IN THE PROBATE COURT FOR SHELBY COUNTY, ALABAMA

IN RE: THE ESTATE OF DOCK JONES, DECEASED

CONFIRMATION OF SALE OF LANDS

STATE OF ALABAMA)

COUNTY OF SHELBY)

On the 23rd day of October, 1986, came LINDA JONES COOK, administratrix de bonis non of said estate, and filed her report in writing and under oath, setting forth, among other things, that on the 10th day of October, 1986, between the hours of 11:00 o'clock in the forenoon and 4:00 o'clock in the afternoon, in pursuance of law in such cases made, and in strict accordance with all and singular the terms and requirements of the former orders and decrees of this Court, granted and entered in the premises on the 30th day of October, 1985, and the 28th day of April, 1986 she proceeded and sold at public outcry, at the Courthouse in Columbiana, Alabama, the following described lands, to wit:

Begin at a point on the Eastern boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, of Section 35, Township 21, Range 1 West, which said point is 220 yards North of the Southeast corner of said forty acre tract, and run in a Westerly direction, perpendicular to said Eastern boundary, 110 yards, to the point of beginning of the lot herein conveyed; run thence South 20 yards; thence West 110 yards; thence North 20 yards; thence East 110 yards to point of beginning.

ALSO; Beginning at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 21, Range 1 West and running thence East 210 ft; thence North approx. 220 ft; to used roadway; thence West along said roadway to West boundary of above said tract; thence South along said boundary to point of beginning.

Situated in Shelby County, Alabama.

That said land was purchased at said sale by JOHN W. DAVIS and CECIL F. DAVIS for the sum of Fourteen Thousand Five Hundred (\$14,500.00) Dollars; and it appearing to the satisfaction of the Court from said report and from the evidence now therewith submitted, that said amount, so bid for said land by said John W. Davis and Cecil F. Davis, was the highest and best bid for the same; that said sum so bid was



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not greatly less than its real value; that said sale was fairly conducted; and that the purchase money so bid has been duly paid. It is ordered that said sale be and the same is hereby confirmed by the authority of this Court. It is further ordered, that said report and all other papers on file relating to this proceeding be recorded. It is further ordered, that said administratrix de bonis non pay the costs of this proceeding, to be allowed to her against said estate.

It is further ORDERED, ADJUDGED and DECREED that the said LINDA JONES COOK as such administratrix de bonis non as aforesaid be authorized, and she is hereby ordered to convey by proper deed to the said John W. Davis and Cecil F. Davis all right, title and interest which the said Dock Jones, deceased, had in and to the above described lands at the time of his death.

Thomas A. Snowden, Jr.
JUDGE, PROBATE COURT

BOOK 102 PAGE 613

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 DEC -1 PM 1:45

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 14.50
2. Mtg. Tax	✓
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	20.50



20191014000378380 4/5 \$37.00
Shelby Cnty Judge of Probate, AL
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12/1/86
I CERTIFY THIS TO BE A TRUE AND
COPY.

Thomas A. Snowden, Jr.
Judge Shelby County
OFFICIAL
SEAL
1986

Filed this 6th day of Nov. 1986
THOMAS A. SNOWDEN, JR.
Judge of Probate

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : John Davis
Mailing Address 4594 Hwy 37
Shelby, AL 35143

Grantee's Name: James Davis
Mailing Address: 100 Jonesboro Circle
Columbiana, AL 35051

Property Address: 100 Jonesboro Circle
Columbiana, AL 35051

Date of Sale 10/11/2019
Total Purchase Price \$ 3,000.00
or
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)

☐ 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 10/11/2019

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Print John W. Davis
[Signature]
(Verified by)

☐ Unattested

Form RT-1

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