

This Instrument was Prepared by:

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

File No.: MV-19-25964

Send Tax Notice To: Keith LaWayne Davis
Yonna Guthrie Davis

112 Deer Meadow Dr
Chelsea, AL 35043

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of ALABAMA

} Know All Men by These Presents:

County of SHELBY

That in consideration of the sum of **One Hundred Eighty Three Thousand Two Hundred Forty Five Dollars and No Cents (\$183,245.00)**, 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, **Keith LaWayne Davis and wife Yonna Guthrie Davis** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keith LaWayne Davis and Yonna Guthrie Davis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY, County, ALABAMA; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


Property constitutes no part of the homestead of the Grantor herein or his 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 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 of such survivor forever, together with every contingent remainder and right of reversion.

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 17th day of December, 2019.


Keith LaWayne Davis

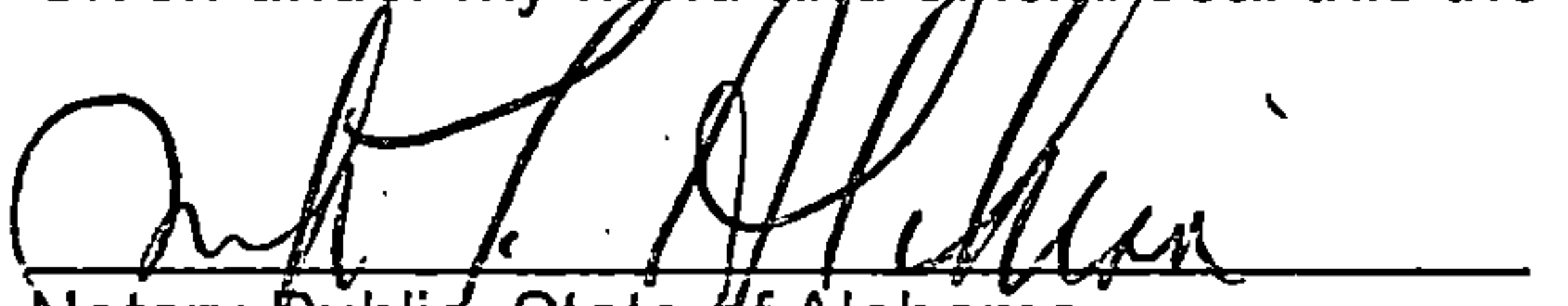

Yonna Guthrie Davis

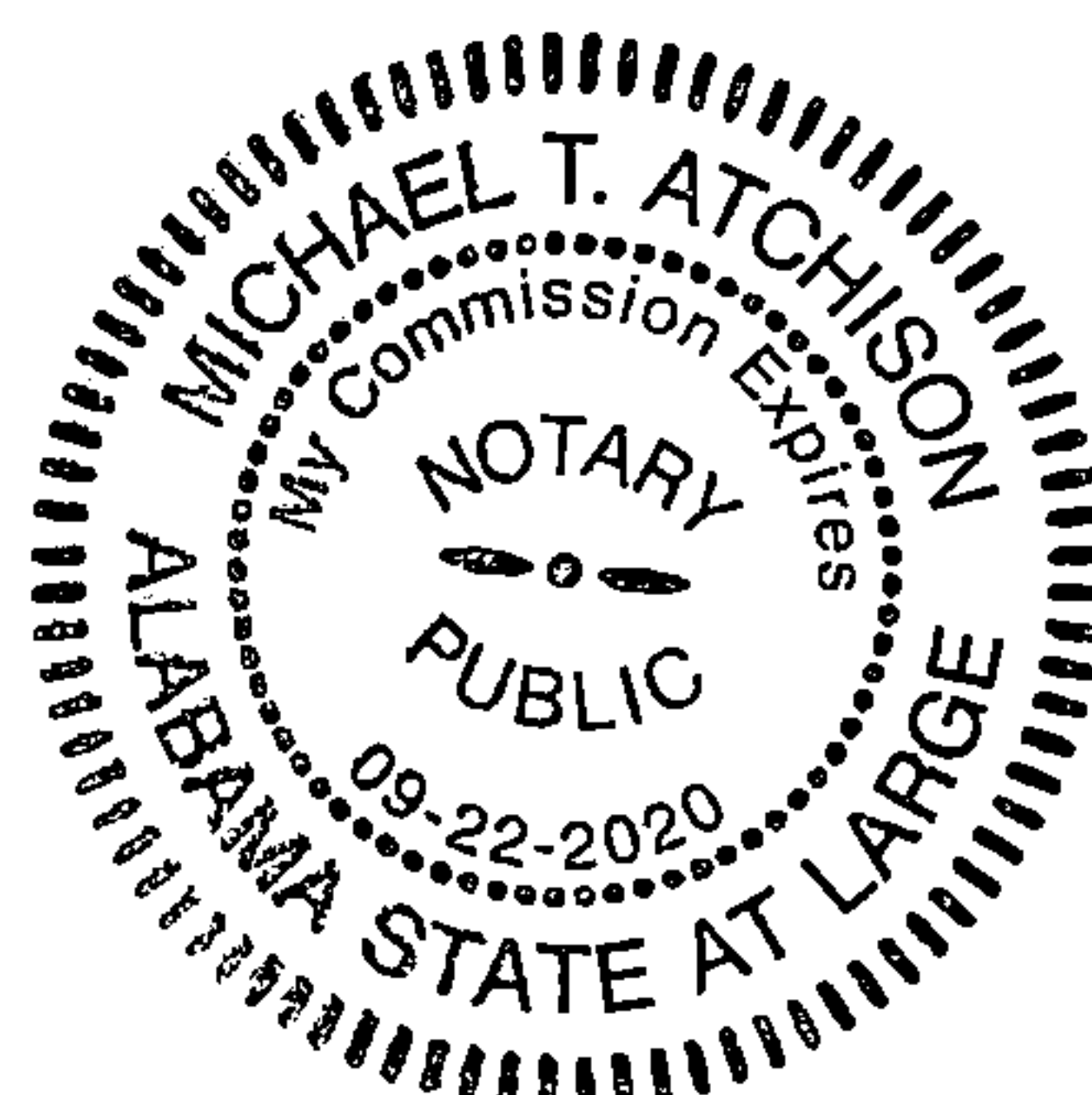
State of Alabama


County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Keith LaWayne Davis and Yonna Guthrie 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 17th day of December, 2019.

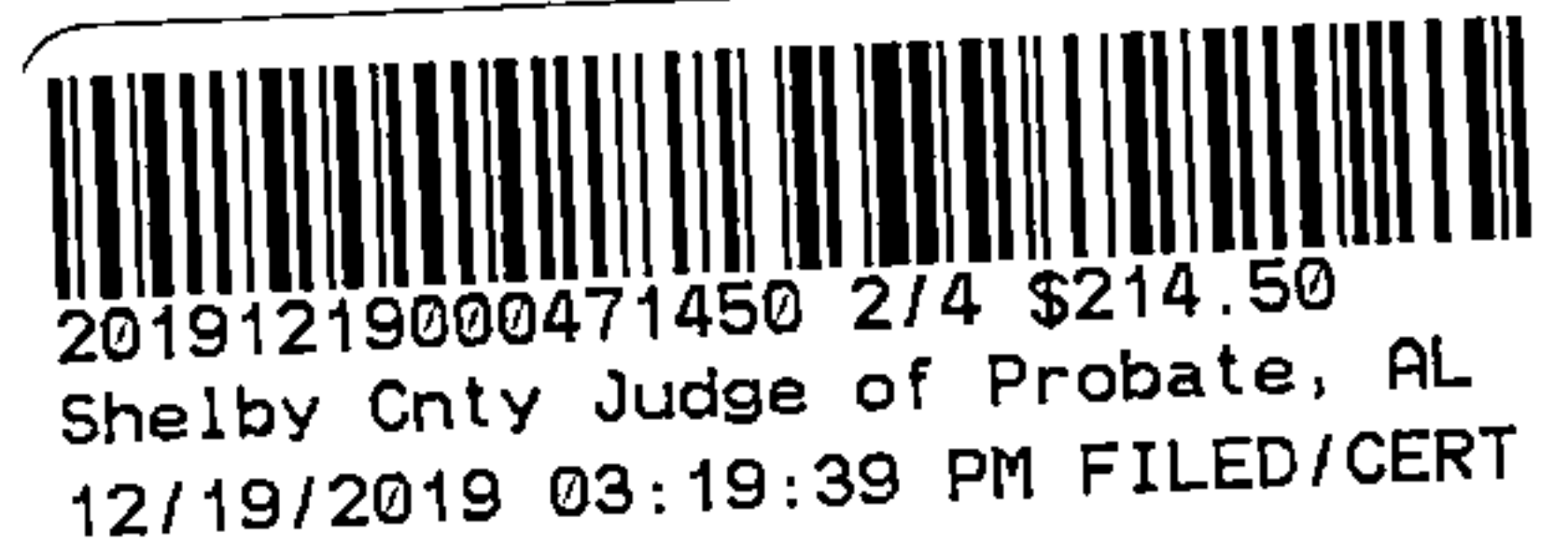

Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020




20191219000471450 1/4 \$214.50
Shelby Cnty Judge of Probate, AL
12/19/2019 03:19:39 PM FILED/CERT

Shelby County, AL 12/19/2019
State of Alabama
Deed Tax: \$183.50

EXHIBIT "A"
LEGAL DESCRIPTION



PARCEL I:

Lot 4, according to the Survey of Deer Meadow Farms, as recorded in Map Book 44, Page 56, in the Probate Office of Shelby County, Alabama.

TRACT I:

Lot 5, according to the Davis and Eastman Resurvey, as recorded in Map book 44, Page 135, in the Probate Office of Shelby County, Alabama.

ALSO

The Southwest 1/4 of Southwest 1/4 of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT:

Lot 1, according to the Davis and Eastman Resurvey, as recorded in Map book 44, Page 135, in the Probate Office of Shelby County, Alabama.

ALSO, Less and except that property sold to Adam Daniel Massey and Stacey Anne Massey more particularly described as follows:

Commence at a concrete monument in place being the southwest corner of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South boundary of said section and along a fence for a distance of 1011.39 feet (set 1/2" rebar) to the point of beginning; from this beginning point proceed North 00 degrees 43 minutes 19 seconds East for a distance of 840.0 feet (set 1/2" rebar); thence proceed South 88 degrees 45 minutes 15 seconds East for a distance of 308.0 feet (set 1/2" rebar) to a point on the East boundary of the southwest one-fourth of the southwest one-fourth of said section; thence proceed South 87 degrees 37 minutes 48 seconds East for a distance of 215.90 feet to a 2' pipe in place; thence proceed South 00 degrees 25 minutes 26 seconds West along a white painted line for a distance of 833.45 feet to a 1 1/4" pipe in place being located on the South boundary of the Southeast one-fourth of the southwest one-fourth; thence proceed North 89 degrees 22 minutes 06 seconds West along the South boundary of said southeast one-fourth of the southwest one-fourth for a distance of 220.15 to a 3/4" crimp top pipe in place being the southeast corner of said southwest one-fourth; thence proceed North 88 degrees 45 minutes 15 seconds West along the South boundary of said southwest one-fourth of the southwest one-fourth for a distance of 308.0 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Southwest one-fourth of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama.

ALSO AN INGRESS, EGRESS AND UTILITIES EASEMENT IS GRANTED along the centerline of an existing drive said centerline being described as follows: Commence at a concrete monument in place being the Southwest corner of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South boundary of said section and along a fence for a distance of 1011.39 feet (set 1/2" rebar); thence proceed North 00 degrees 43 minutes 19 seconds East for a distance of 684.32 feet to the centerline of said easement and the point of beginning; from this beginning point proceed South 85 degrees 36 minutes 50 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 296.43 feet; thence proceed North 81 degrees 20 minutes 30 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 62.49 feet; thence proceed North 72 degrees 34 minutes 56 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 204.52 feet; thence proceed South 87 degrees 09 minutes 44 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 70.84 feet; thence proceed South 81 degrees 39 minutes 22 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 141.79 feet; thence proceed North 83 degrees 13 minutes 34 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 76.12 feet; thence proceed North 74 degrees 26 minutes 49 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 123.65 feet; thence proceed North 66 degrees 07 minute 04 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 143.06 feet; thence proceed North 54 degrees 16 minutes 23 seconds West along the centerline of said easement for a distance of 63.51 feet; thence proceed North 27 degrees 29 minutes 42 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 236.61 feet its point of intersection with the centerline of Shelby County Road 440 and the termination of said easement.

AND ALSO AN INGRESS, EGRESS AND UTILITIES EASEMENT IS GRANTED along the centerline of an existing drive said centerline being described as follows:

Commence at a concrete monument in place being the Southwest corner of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South boundary of said section and along a fence for a distance of 1319.39 feet to a 3/4" crimp top pipe in place being the southeast corner of said southwest one-fourth of the southwest one-fourth; thence proceed North 00 degrees 43 minutes 19 seconds East for a distance of 684.32 feet to

the centerline of said easement and the point of beginning; from this beginning point proceed South 89 degrees 34 minutes 32 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 307.92 feet; thence proceed South 85 degrees 36 minutes 50 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 196.43 feet; thence proceed North 81 degrees 20 minutes 30 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 62.49 feet; thence proceed North 72 degrees 34 minutes 56 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 204.52 feet; thence proceed South 87 degrees 09 minutes 44 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 70.84 feet; thence proceed South 81 degrees 39 minutes 22 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 141.79 feet; thence proceed North 83 degrees 13 minutes 34 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 76.12 feet; thence proceed North 74 degrees 26 minutes 49 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 123.65 feet; thence proceed North 66 degrees 07 minutes 04 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 143.08 feet; thence proceed North 54 degrees 18 minutes 23 seconds West along the centerline of said easement for a distance of 63.51 feet; thence proceed North 27 degrees 29 minutes 42 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 236.61 feet to its point of intersection with the centerline of Shelby County Road 440 and the termination of said easement.


LESS AND EXCEPT:

Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

As the Point of Beginning, start at a concrete monument found and being accepted as the Southwest corner of said Section 19; thence run South 88 degrees 47 minutes 06 seconds East and along the South line of said Section 19 for a distance of 1011.52 feet to a 1/2 inch capped rebar found; thence run North 00 degrees 42 minutes 22 seconds, East 684.32 feet to a calculated point in the centerline of an existing road and ingress, egress and utility easement; thence run South 85 degrees 34 minutes 59 seconds West and along said centerline 296.43 feet to a calculated point; thence run North 81 degrees 22 minutes 21 seconds West and along said centerline 62.49 feet to a calculated point; thence run North 72 degrees 36 minutes 47 seconds West and along said centerline 204.52 feet to a calculated point thence run South 87 degrees 07 minutes 53 seconds West and along said centerline 70.84 feet to a calculated point; thence run South 81 degrees 37 minutes 31 seconds West and along said centerline 141.79 feet to a calculated point; thence run North 83 degrees 15 minutes 25 seconds West and along said centerline 76.12 feet to a calculated point; thence run North 74 degrees 28 minutes 40 seconds West and along said centerline 123.65 feet to a calculated point on the West line of said Section 9; thence run south 00 degrees 41 minutes 57 seconds West and along the West line of said Section 19 for a distance of 541.73 feet to a 1 1/2 inch iron pipe found thence run South 00 degrees 45 minutes 45 seconds West and along said West line 209.54 feet to the Point of Beginning.

ALSO, A 60' INGRESS, EGRESS AND UTILITIES EASEMENT along the existing drive shown across Lot 5, according to the Map and Survey of Deer Meadow Farms, as recorded in Map book 44, Page 56, in the Probate Office of Shelby County, Alabama.

ALSO, AN INGRESS, EGRESS AND UTILITIES EASEMENT along the centerline of an existing drive said centerline being described as follows: Commence at a concrete monument in place being the Southwest corner of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South boundary of said section and along a fence for a distance of 1011.39 feet (set 1/2" rebar); thence proceed North 00 degrees 43 minutes 19 seconds East for a distance of 684.32 feet to the centerline of said easement and the point of beginning; from this beginning point proceed South 85 degrees 26 minutes 50 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 296.43 feet; thence proceed North 81 degrees 20 minutes 30 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 62.49 feet; thence proceed North 72 degrees 34 minutes 56 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 204.52 feet; thence proceed South 87 degrees 09 minutes 44 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 70.84 feet; thence proceed South 81 degrees 39 minutes 22 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 141.79 feet; thence proceed North 83 degrees 13 minutes 34 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 76.12 feet; thence proceed North 74 degrees 26 minutes 49 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 123.65 feet; thence proceed North 66 degrees 07 minutes 04 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 143.06 feet; thence proceed North 54 degrees 16 minutes 23 seconds West along the centerline of said easement for a distance of 63.51 feet; thence proceed North 27 degrees 29 minutes 42 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 236.61 feet to its point of intersection with the centerline of Shelby County Road 440 and the termination of said easement.


20191219000471450 3/4 \$214.50
Shelby Cnty Judge of Probate, AL
12/19/2019 03:19:39 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Keith Davis
Mailing Address 112 Deer Meadows Dr
Chelsea, AL 35043

Grantee's Name Keith Davis
Mailing Address 112 Deer Meadows Dr
Chelsea, AL 35043

Property Address _____
112 Deer Meadows Dr

Date of Sale 12-17-19
Total Purchase Price \$ 183,245.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20191219000471450 4/4 \$214.50
Shelby Cnty Judge of Probate, AL
12/19/2019 03:19:39 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other Add Spouse
☐ 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 12-17-19

Print Keith LaWayne Davis

Unattested _____

Sign Keith Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one