

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Michael Ethan Daviston

PO Box 1
Montevallo AL 35115

STATE OF ALABAMA)

Shelby
COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Byron Keith Daviston Sr., signing as Administrator of the Estate of Charles Edward Daviston, a deceased person having died on or about the 8th day of November, 2018** **Bibb County Probate Case # 18-PR80**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Michael Ethan Daviston (a single man)** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Note: This property does not constitute homestead property for Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.


TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 11 day of December, 2018 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Byron Keith Daviston Sr. (L.S.)
Byron Keith Daviston Sr. Administrator
The Estate of Charles Edward Daviston
Bibb County Probate Case 18-PR80


20191220000473350 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/20/2019 12:57:11 PM FILED/CERT

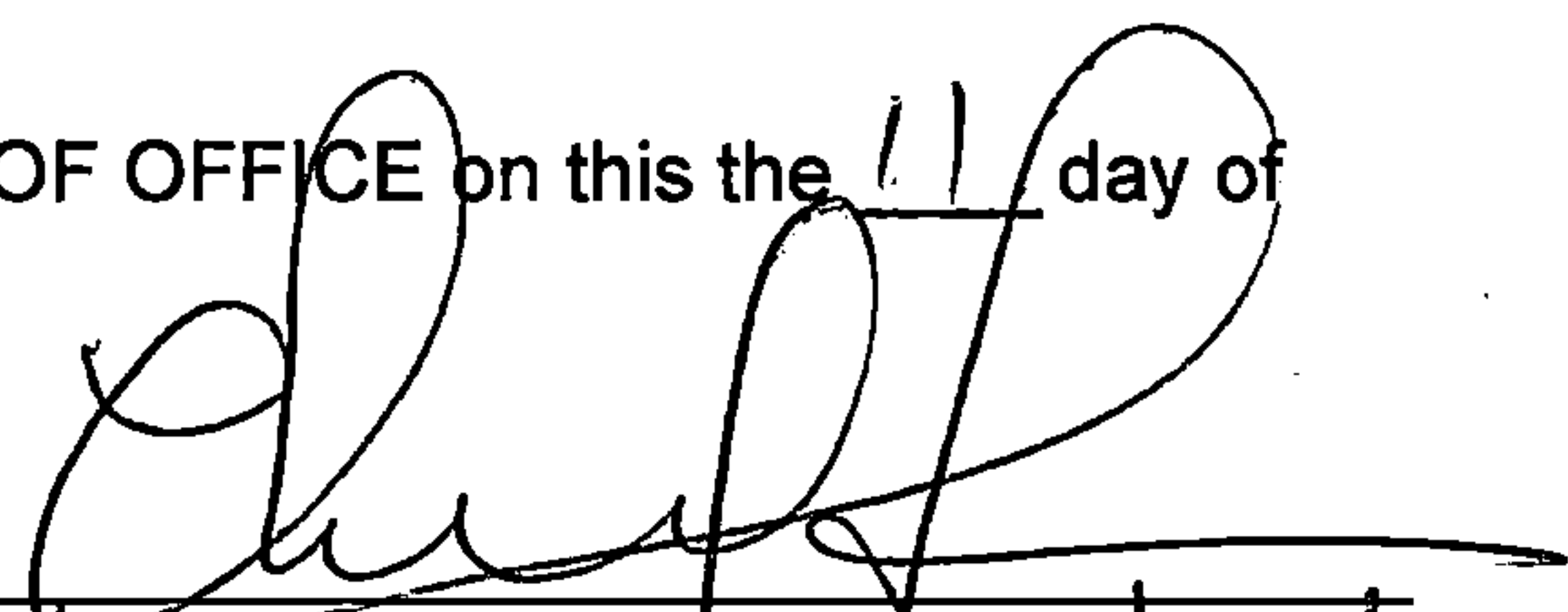
STATE OF ALABAMA)

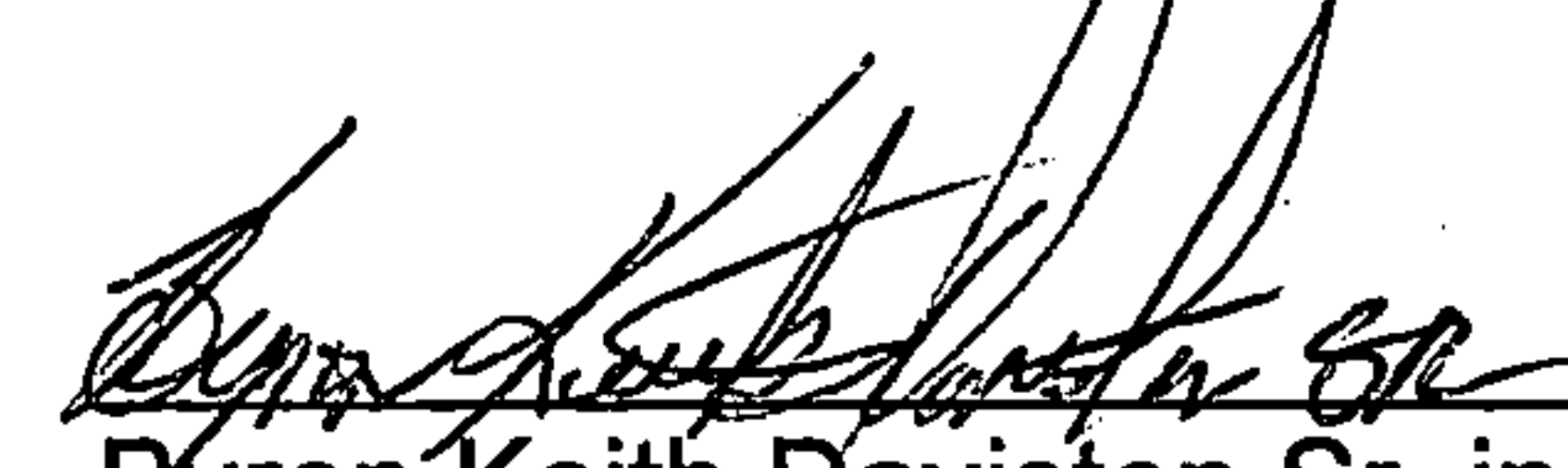
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Byron Keith Daviston Sr., which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, and acting with full authority that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11 day of Dec, 20 19.

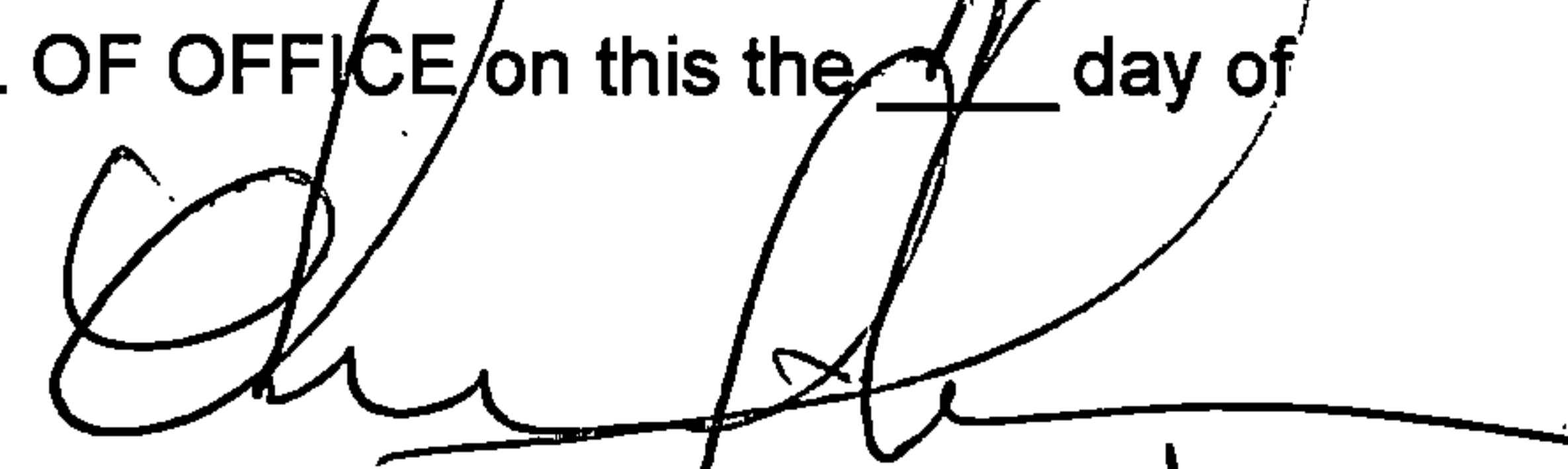

NOTARY PUBLIC
My Commission Expires: 4/26/2020


 (L.S.)
Byron Keith Daviston Sr. individually
as sole heir

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Byron Keith Daviston Sr., which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, and acting with full authority that said person executed the same voluntarily on the day the same bears date.

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PARCEL 1:

Commencing at the corner of the NE ¼ of the NE ¼ of Section 3, Township 22 South, Range 4 West; thence run West along said ¼ - ¼ section line for 660 feet to the point of beginning of the parcel here described; thence run North 329 feet to the South right-of-way line of Shelby County Highway 10; thence run East along said right-of-way line for 131 feet; thence run South for 288 feet; thence run West for feet, to the point of beginning, being situated in Shelby County, Alabama.



20191220000473350 3/4 \$32.00

Shelby Cnty Judge of Probate, AL

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Exhibit A

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Estate of Charles ^{Edward} Daviston
c/o Byron Daviston Sr.
PO Box 64
Brierfield AL 35025

Grantee's Name
Mailing Address

Michael Ethan Daviston
PO Box 1
Monticello AL 35112

Property Address

Shelby County

Date of Sale

12/11/19

Total Purchase Price \$

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 Inheritance - Estate - Intestate

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).

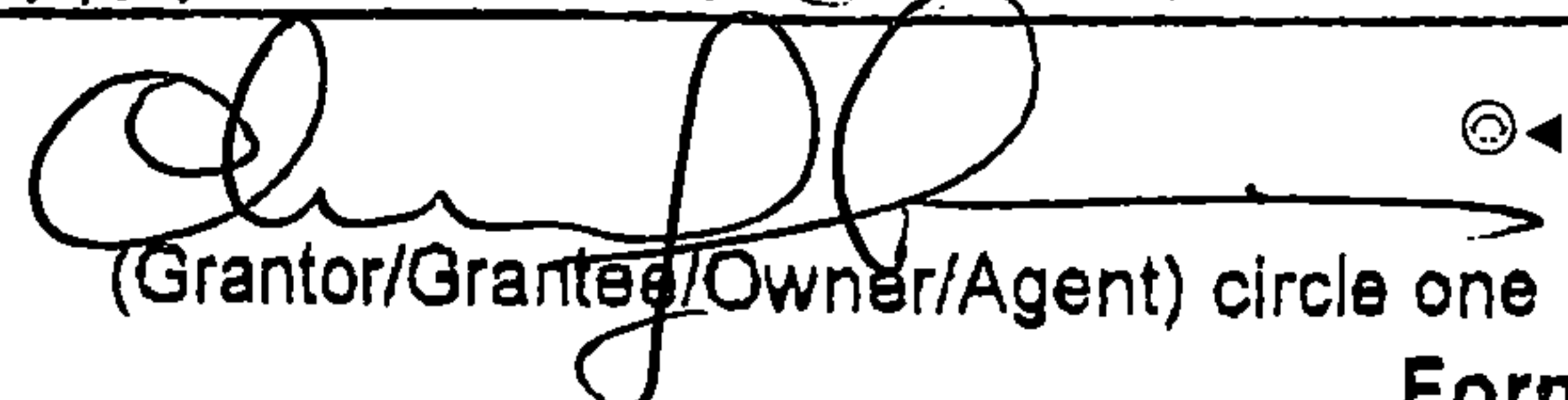
Date 12/11/19

Print Chuo Smithers

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

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