

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

Send Tax Notice:
Byron Keith Daviston Jr
Angela L. Daviston

8397 8399 Hwy 155
Montevallo AL 35115

STATE OF ALABAMA)

Shelby)
COUNTY)

WARRANTY DEED JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

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 4th day of Nov, 2018**, Bibb County Probate Case # 18-PR80, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Byron Keith Daviston Jr. and Angela L. Daviston (a married couple)** hereinafter called "Grantee" for and during their joint lives and upon the death of either of them, to the survivor of them fee simple, together with every contingent remainder and right of revision, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

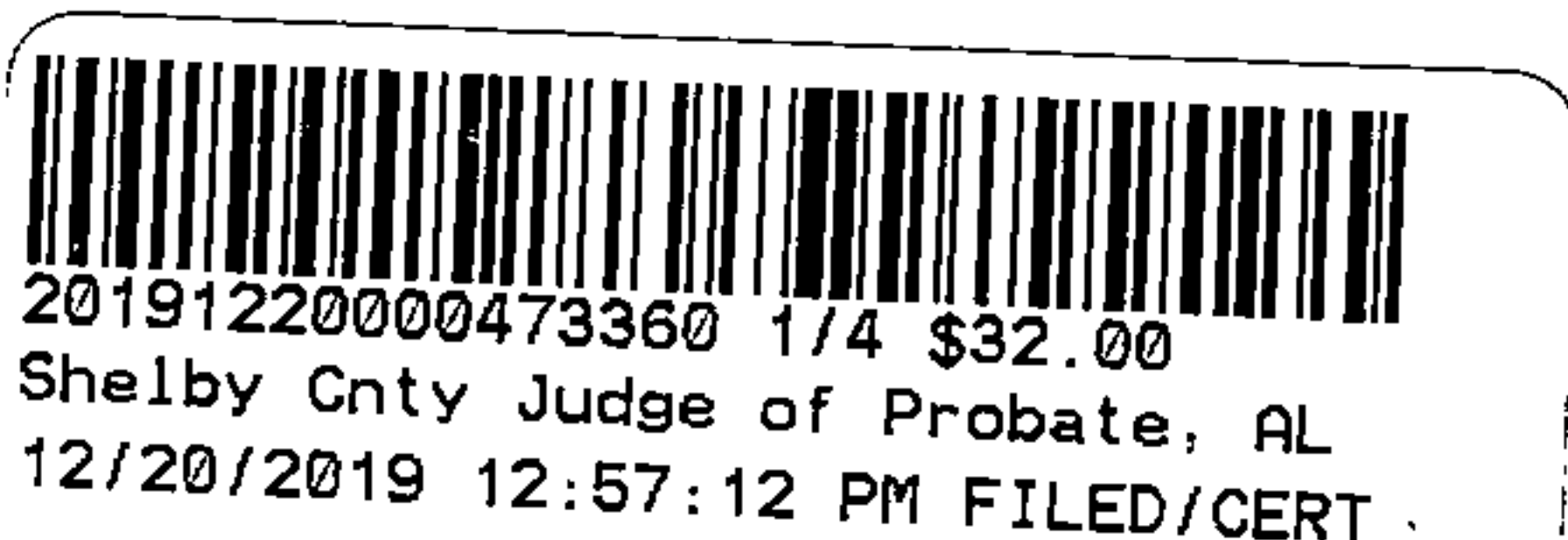
Note: This property does not constitute homestead property for Grantor.

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

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor 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 Grantees and the heirs and assigns of the Grantees, 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 Grantees 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, 2019 at 725 West Street, Montevallo, Alabama 35115.



GRANTOR

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

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

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 December, 2019.

NOTARY PUBLIC

My Commission Expires: 4/26/2020

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

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

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, 2019.

NOTARY PUBLIC

My Commission Expires: 4/26/2020

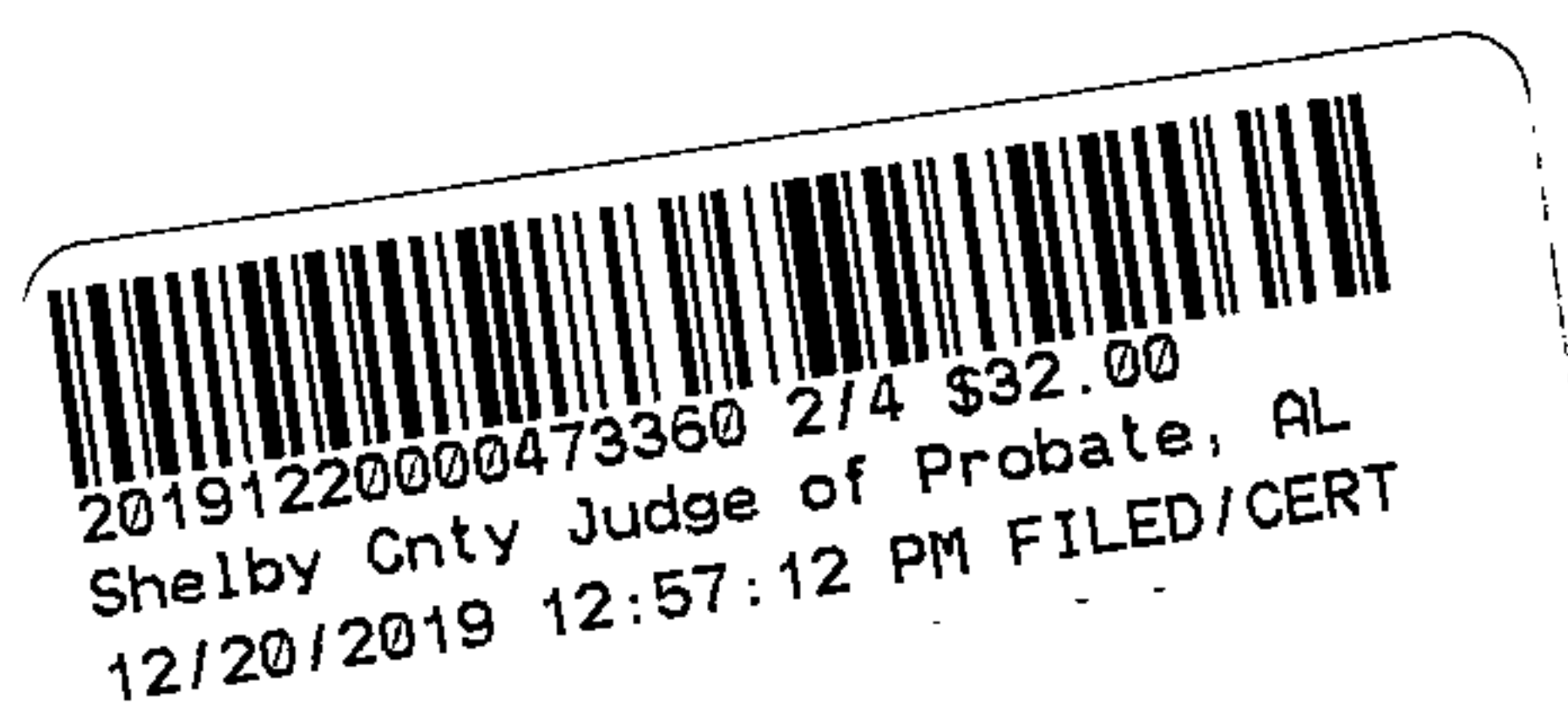


EXHIBIT "A"

PARCEL I

Beginning at the NE corner of the NE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East, thence South 3 deg. 45 min. East 1780.0 feet to the South right of way line of a paved Highway, being No. 155 which is the point of beginning; thence North 46 deg. 45 min. West along the South right of way line of said Highway 114.7 feet; thence South 62 deg. 00 min. West 223.7 feet; thence South 3 deg. 45 min. East 125.0 feet; thence North 60 deg. 30 min. East 313.7 feet to the point of beginning; lying and being situated in the SE 1/4 of NE 1/4 of said Section 11, Shelby County, Alabama.

PARCEL II

Commence at the NE corner of the NE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East, thence South 3 deg. 45 min. East 1780.0 feet to the South right of way line of a paved Highway, being No. 155 which is the point of beginning of the lot herein conveyed; thence South 60 deg. 30 min. West 313.7 feet along the South line of grantees lot to the Northwest corner of Maxwell lot; thence North 86 deg. 30 min. East along the North line of said Maxwell lot a distance of 280 feet to the East line of SE 1/4 of NE 1/4 of said Section 11; thence run North along the West line of said 1/4-1/4 Section to the point of beginning; being situated in the SE 1/4 of NE 1/4 of said Section 11, Shelby County, Alabama.



20191220000473360 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/20/2019 12:57:12 PM FILED/CERT



20191220000473360 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/20/2019 12:57:12 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	<u>Estate of Charles Edward</u>	Grantee's Name	<u>Byron Keith Daviston Jr</u>
Mailing Address	<u>Daviston</u>	Mailing Address	<u>Angela L. Daviston</u>
	<u>c/o Byron Daviston Sr</u>		<u>8397 Hwy 155</u>
	<u>Po Box 64</u>		<u>Montevallo AL 35115</u>
Property Address	<u>Brierfield AL 35035</u>	Date of Sale	<u>12/11/19</u>
		Total Purchase Price \$	
		or	
	<u>Shelby County</u>	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Estate - Inheritance</u>
<input type="checkbox"/> 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	<u>12/11/19</u>	Print	<u>Chris Smotherman</u>
Unattested		Sign	
(verified by)			(Grantor/Grantee/Owner/Agent) circle one