

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Kevin Clark Davidson and Brenda Davidson  
352 19th Street  
Calera, AL 35040

**WARRANTY DEED**

**20200106000007410**  
**01/06/2020 01:40:51 PM**  
**DEEDS 1/3**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

)

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Hundred Seventy-Eight Thousand Four Hundred And No/100 Dollars (\$178,400.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Claudean A. Davis, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kevin Clark Davidson and Brenda Davidson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, and the S 1/2 of Lot 6, in Block 91, according to J. H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Claudean A. Davis is the surviving Grantee of that certain deed recorded in Map Book 032, Page 469; the other Grantee Julius Verner Davis having died on or about November 4, 1997.

Power of Attorney of Claudean A. Davis recorded in Instrument Number 20150514000159320.

Subject to a third party mortgage in the amount of \$182,503.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

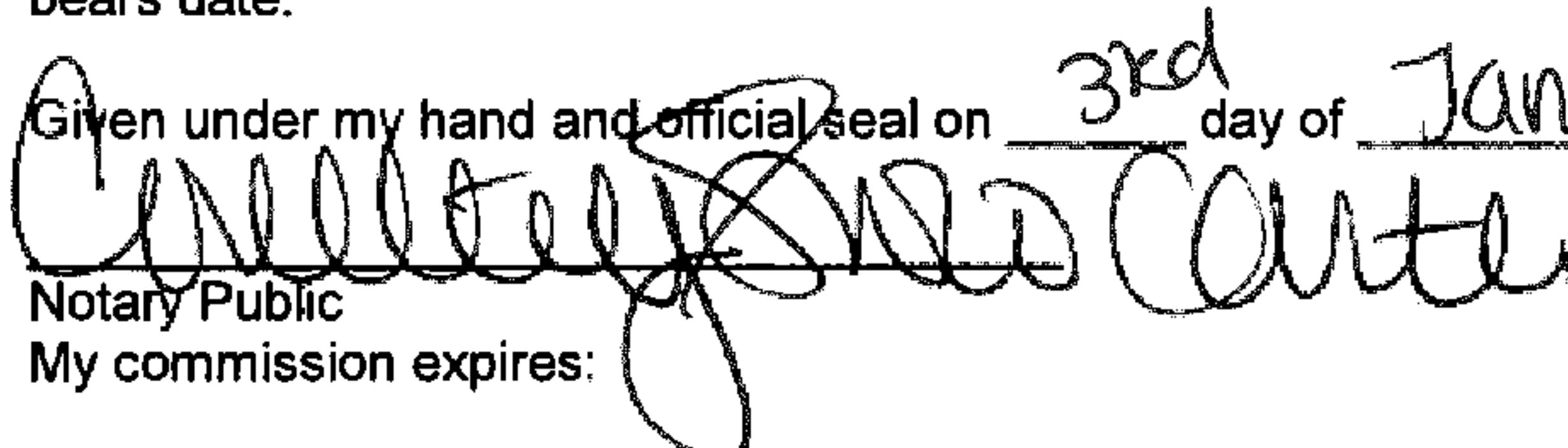
Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

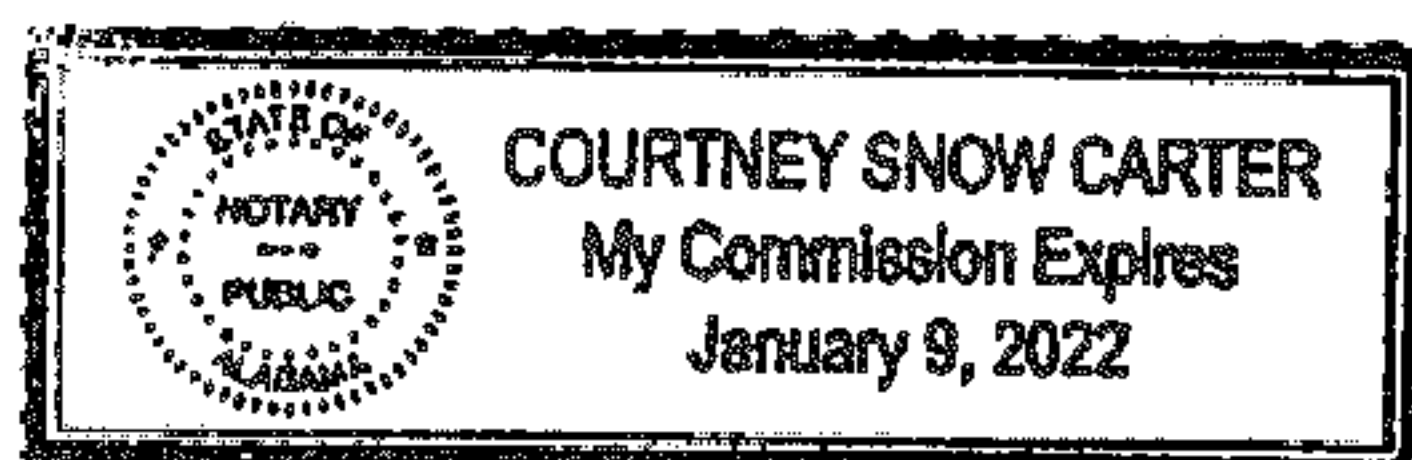
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3rd day of January, 2020.

  
Claudean A. Davis by W. K. Patterson, her attorney in fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. K. Patterson whose name as Attorney in Fact for Claudean A. Davis 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 and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 3rd day of January 2020.  
  
Notary Public  
My commission expires:



## Real Estate Sales Validation Form

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

Grantor's Name Claudean A. Davis  
 Mailing Address 352 19th Street  
 Calera, AL 35040

Grantee's Name Kevin Clark Davidson and Brenda  
 Davidson  
 Mailing Address 352 19th Street  
 Calera, AL 35040

Property Address 352 19th Street  
 Calera, AL 35040

Date of Sale January 3, 2020  
 Total Purchase Price \$178,400.00

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 - Claudean A. Davis, 352 19th Street, Calera, AL 35040.

Grantee's name and mailing address - Kevin Clark Davidson and Brenda Davidson, 352 19th Street, Calera, AL  
 35040.

Property address - 352 19th Street, Calera, AL 35040

Date of Sale - January 3, 2020.

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.

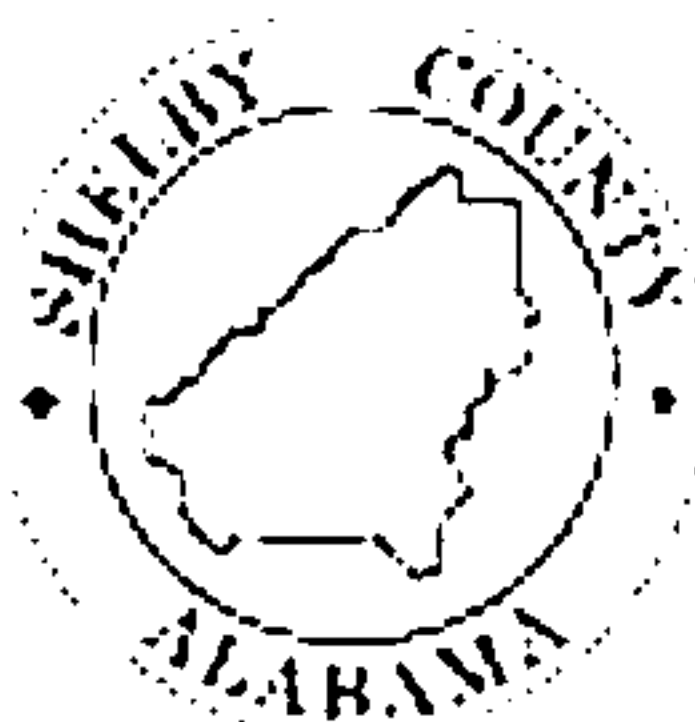
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
 appraiser or the assessor's current market value.

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: January 3, 2020

Sign Chelley Carter  
 Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/06/2020 01:40:51 PM  
 \$29.00 CHARITY  
 20200106000007410

Allen S. Boyd