


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA


20200304000085160 1/5 \$75.50
Shelby Cnty Judge of Probate, AL
03/04/2020 09:15:01 AM FILED/CERT

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Amanda Cox, married; Robert J. Howard, married; Emily A. Blackerby, married; and Elizabeth Howard, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Nancy Butler Davis (herein referred to as GRANTEE) all of their interest in the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Beginning at the point where the West line of Thompson Street intersects the North line of Carter's Lane and run thence in a Northerly direction along the West line of Thompson Street a distance of 200 feet, more or less, to the Northeast corner of B. Z. Cooper lot for a point of beginning; from said point of beginning, continue in a Northerly direction along the West side of Thompson Street a distance of 104 feet to the South line of R. F. Ray lot; thence in a Westerly direction along the South line of R. F. Ray lot a distance of 355 feet; thence in a Southerly direction a distance of 104 feet to the North line of lot formerly belonging to W. W. Carter (now Trustees of Columbiana Methodist Church); thence in an Easterly direction along North line of Church lot and B. Z. Cooper lot a distance of 355 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

GRANTORS are all of the children and heirs at law of James Franklin Howard, Jr., who died intestate on or about August 15, 2019.

The above described property does not constitute any part of the homestead of GRANTORS or GRANTORS' spouses.

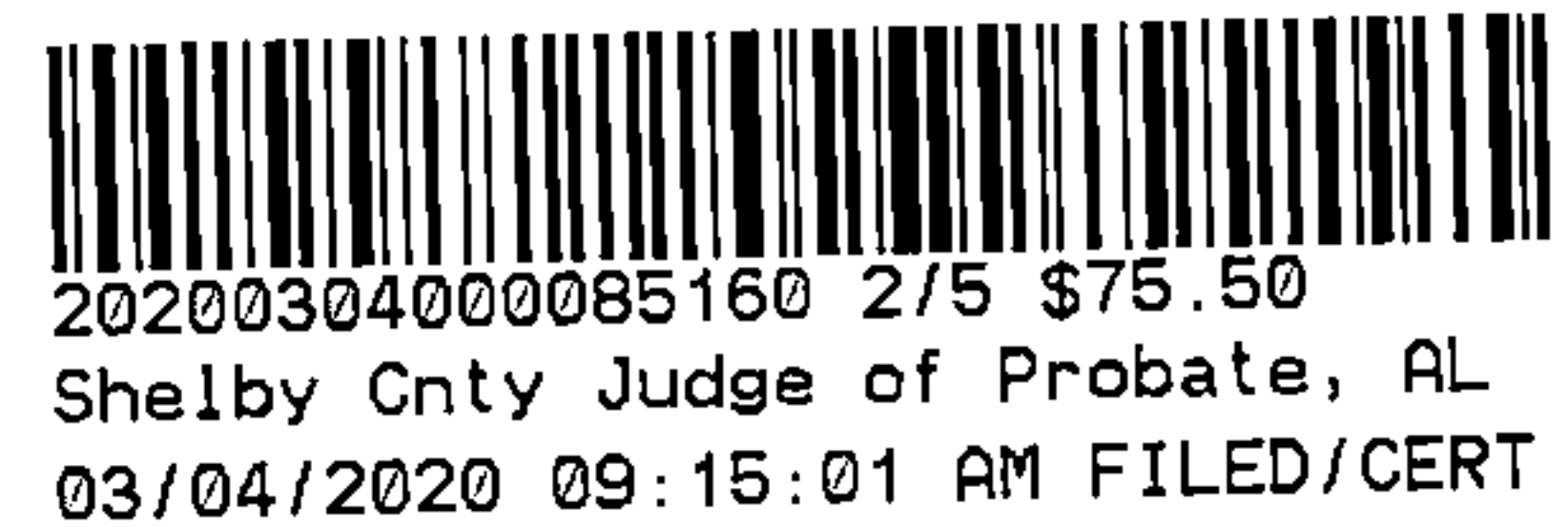
TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 4th day of March, 2020.

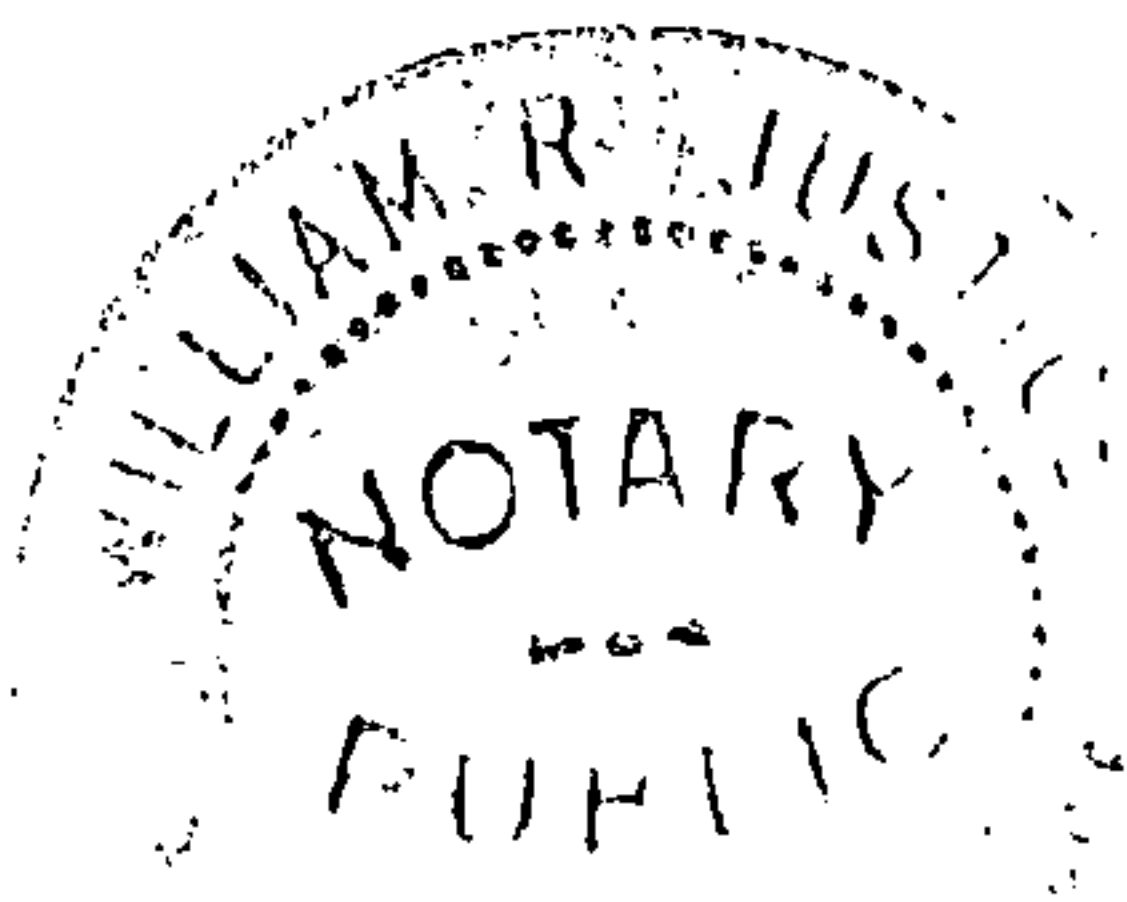

Amanda Cox

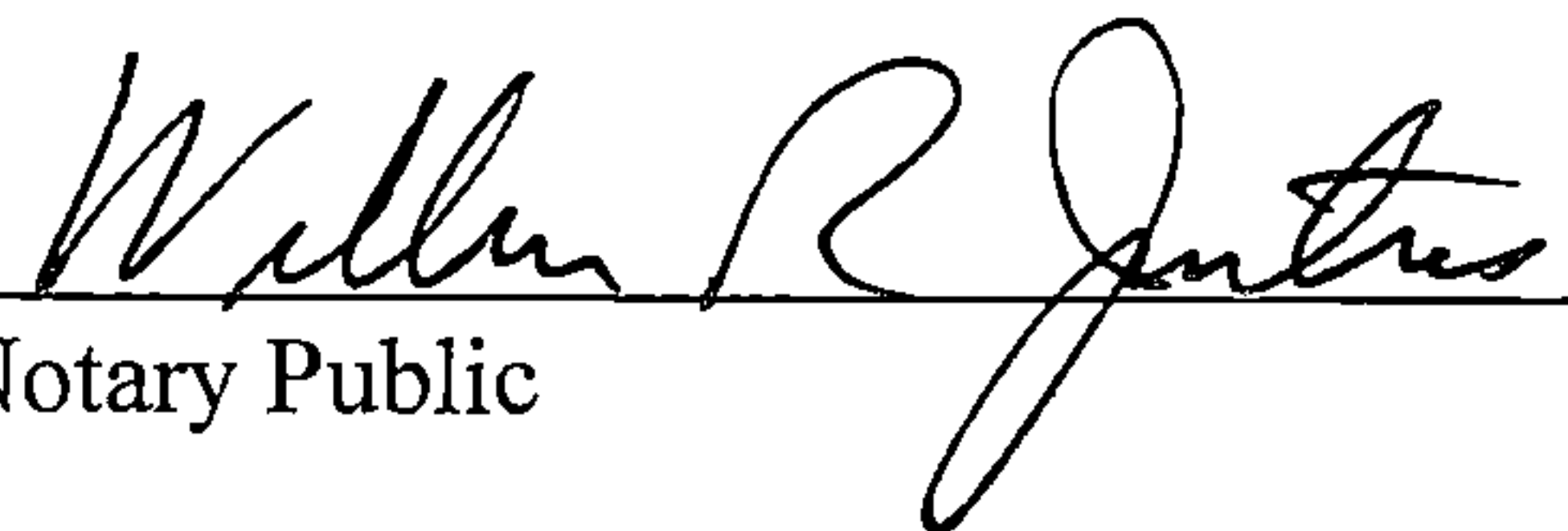
STATE OF ALABAMA
SHELBY COUNTY




I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Cox, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2020.




Notary Public

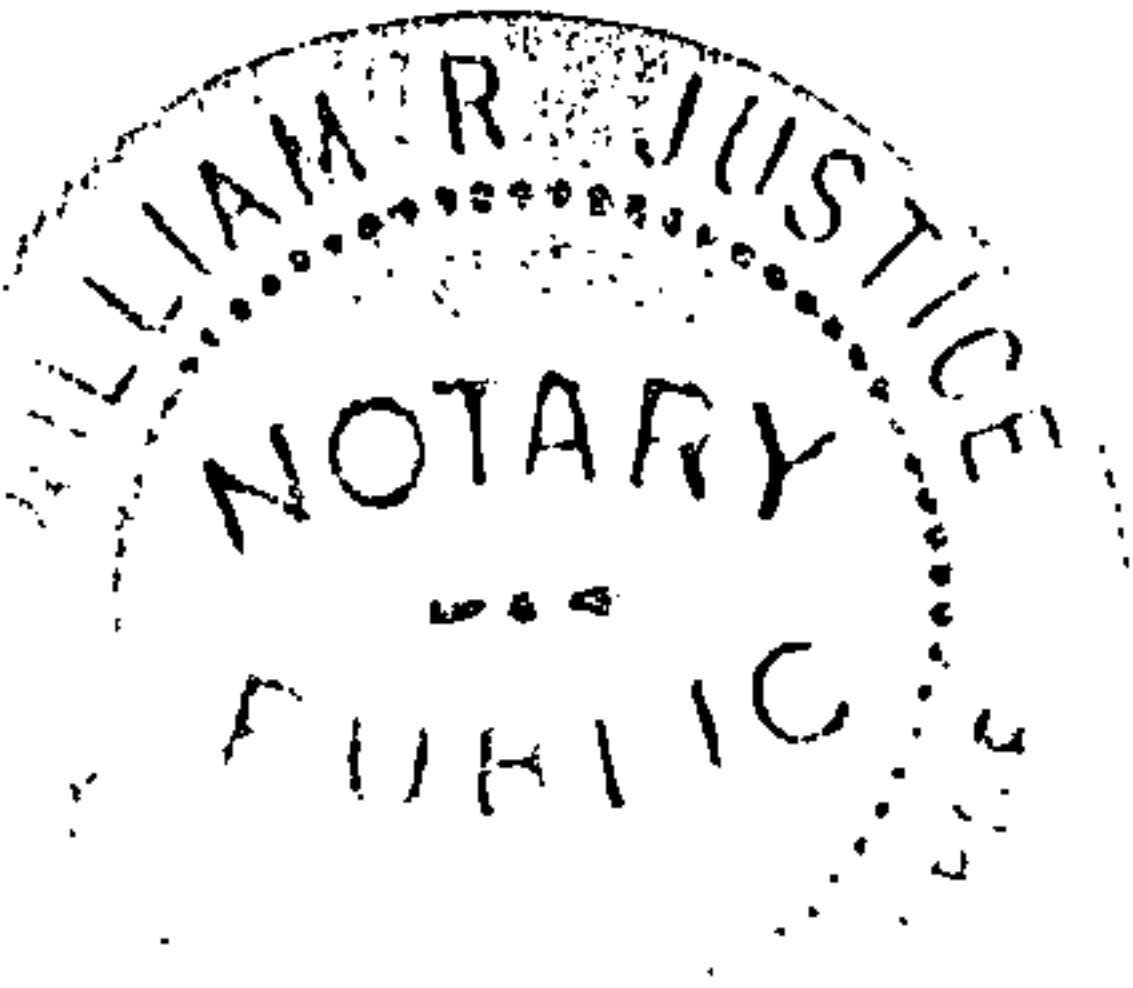
My commission expires: 9-12-23



Robert J. Howard

STATE OF ALABAMA
SHELBY COUNTY

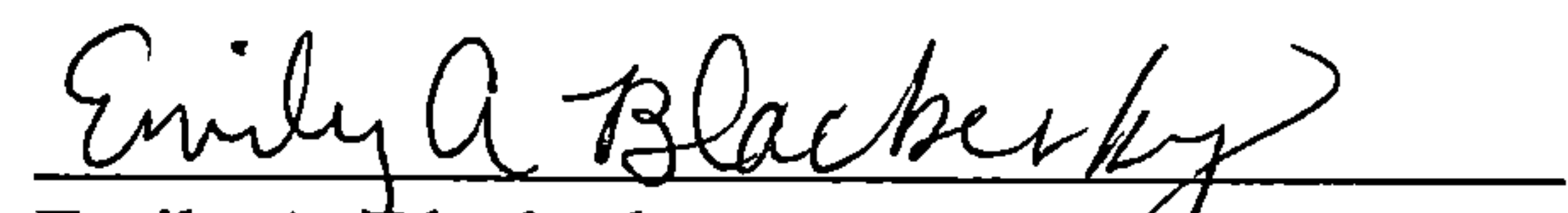
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Howard, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2020.

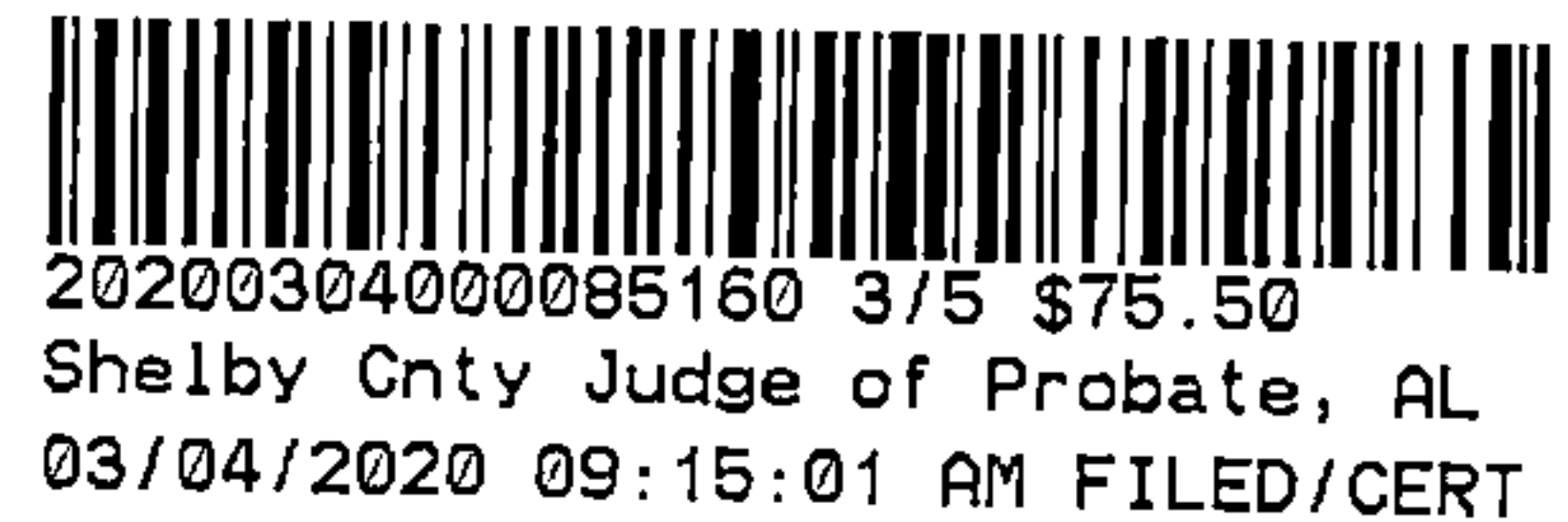



Notary Public

My commission expires: 9-12-23


Emily A. Blackerby

STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily A. Blackerby, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2020.




Notary Public

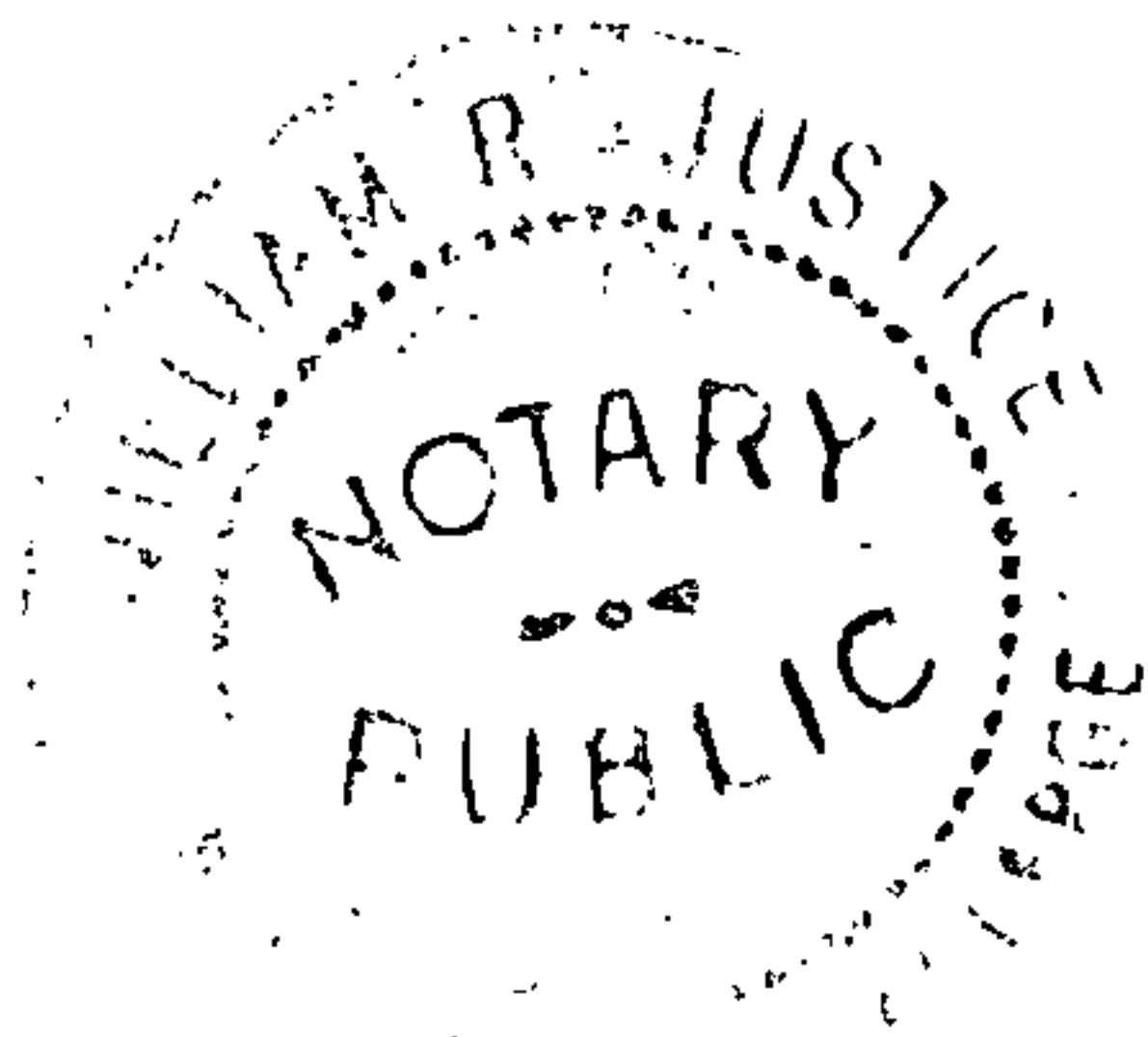
My commission expires: 9-12-23

Elizabeth Howard
Elizabeth Howard

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Howard, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2020.



William R. Justice
Notary Public

My commission expires: 9-12-23


20200304000085160 4/5 \$75.50
Shelby Cnty Judge of Probate, AL
03/04/2020 09:15:01 AM 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 See deed
Mailing Address 204 Thompson St
Columbiana, AL 35051

Grantee's Name Nancy Butler Davis
Mailing Address 2645 Mooney Rd
Columbiana, AL 35051

Property Address 204 Thompson St.
Columbiana, AL

Date of Sale 3-4-2020
Total Purchase Price \$ _____

Shelby County, AL 03/04/2020
State of Alabama
Deed Tax: \$39.50

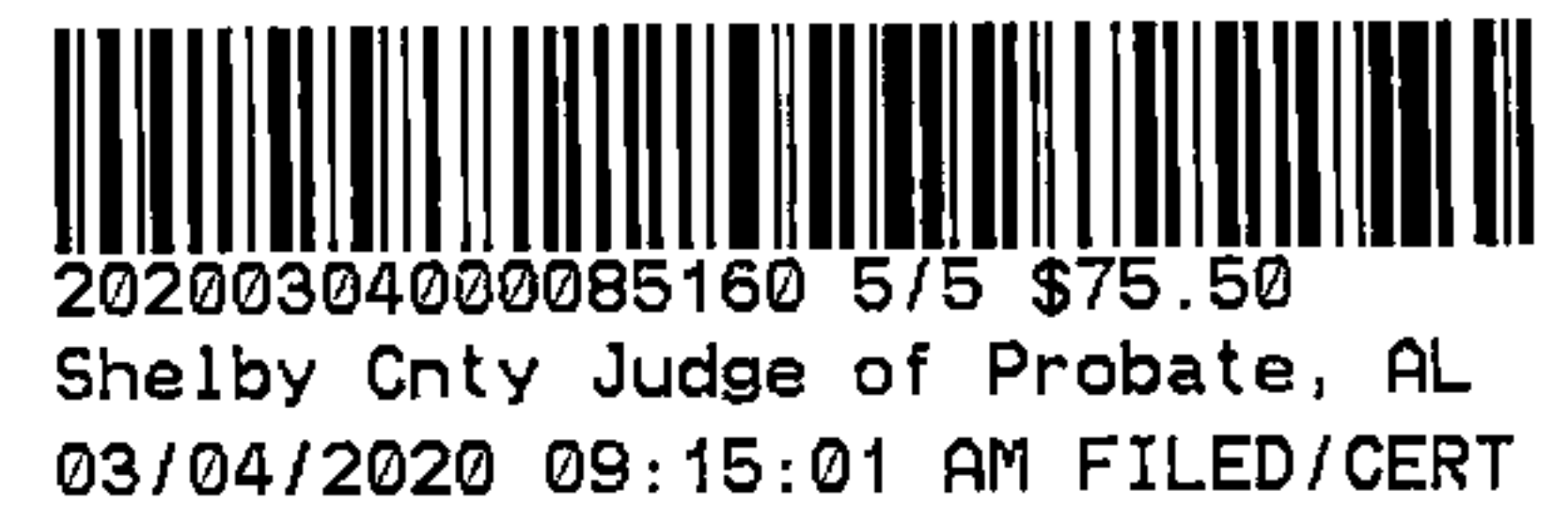
or
Actual Value \$ _____

or
 $\frac{1}{3}$ Assessor's Market Value \$ 39,353.00

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 3-4-2020

Print Nancy Butler Davis

☐ Unattested

Sign Nancy Butler Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1