

20200617000247260

06/17/2020 12:12:27 PM

DEEDS 1/4

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
David A. Hicks
20310 Highway 25
Columbiana, AL 35051

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifty Thousand and 00/100 Dollars (\$50,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JERRY A. DAVIS, an unmarried man and JERRY ALLEN DAVIS, JR., a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **DAVID A. HICKS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors.

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

\$56,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 30 day of May, 2020.

Jerry A. Davis by Jerry Allen Davis Jr
JERRY A. DAVIS, by JERRY ALLEN DAVIS, JR., his Attorney in Fact his Attorney in fact

Jerry Allen Davis Jr
JERRY ALLEN DAVIS, JR.

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JERRY ALLEN DAVIS, JR.**, whose name as Attorney in Fact for **JERRY A. DAVIS**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of May, 2020.



Josh Green
Notary Public
My Commission Expires: Nov 29 2021

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JERRY ALLEN DAVIS, JR.**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of May, 2020.



Josh Green
Notary Public
My Commission Expires: Nov 29, 2021

EXHIBIT "A"

Parcel I (105 Collins Street):

A parcel of land in the NE ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West, in the City of Columbiana, Shelby County, Alabama, described as follows:

Commence at the intersection of the North right of way of Lauderdale Street and the East right of way of Collins Street, in the City of Columbiana; thence run North along the East right of way of Collins Street 147 feet to the point of beginning; thence run East and parallel with Lauderdale Street 205 feet; thence run North and parallel with Collins Street 146 feet; thence run West and parallel with Lauderdale Street 65 feet; thence run South and parallel with Collins Street 60 feet; thence run West and parallel with Lauderdale Street 140 feet; thence run South along the East right of way of Collins Street 86 feet to the point of beginning.

Parcel II (107 Collins Street):

Also, a lot in the Town of Columbiana, Shelby County, Alabama, more particularly commencing at a point where the Northern margin of a certain street which runs immediately North of the Baptist Church lot, intersects the West boundary of the NE ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West; run thence in a Northerly direction along the West boundary of said NE ¼ of NE ¼ 230 feet for point of beginning of lot hereby conveyed; continue along said West boundary of said NE ¼ of NE ¼ 60 feet; run thence in an Easterly direction and parallel with first named street 140 feet; run thence in a Southerly direction and parallel with said West boundary of said NE ¼ of NE ¼, 60 feet; run thence in a Westerly direction 140 feet, more or less, to point of beginning.

PARCEL NUMBER: 21-7-26-1-001-010.000

PARCEL NUMBER: 21-7-26-1-001-011.000

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>JERRY A. DAVIS</u>	Grantee's Name	<u>DAVID A. HICKS</u>
Mailing Address	<u>JERRY ALLEN DAVIS, JR.</u> <u>3511 Gillespie Ave</u> <u>Nashville, TN 37205</u>	Mailing Address	<u>20310 Highway 25</u> <u>Columbiana, AL 35051</u>
Property Address	<u>105 and 107 Collins Street</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 30, 2020</u>
		Total Purchase Price \$	<u>50,000.00</u>
		Or	
		Actual Value \$	<u> </u>
		Or	
		Assessor's Market Value \$	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> x </u> Sales Contract	<u> </u> Other <u> </u>
<u> x </u> Closing Statement	<u> </u>

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

Print B. CHRISTOPHER BATTLES

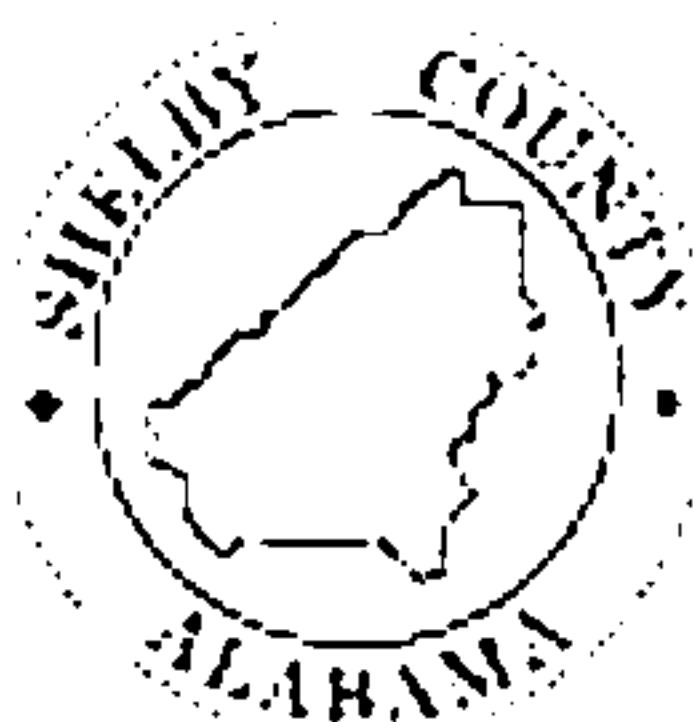
 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2020 12:12:27 PM
\$32.00 CHERRY
20200617000247260

Allen S. Bayl