

THIS INSTRUMENT PREPARED BY:
JOSEPH R. FULLER
FULLER HAMPTON LLC
ATTORNEYS AT LAW
422 CHURCH STREET
ALEXANDER CITY, ALABAMA 35010

20210114000022860
01/14/2021 09:53:14 AM
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:
1624 Fleming Rd
Vincent, AL 35178

STATE OF ALABAMA)

SHELBY COUNTY)

\$313,405.00 of the Purchase price was
obtained by a Purchase Money Mortgage.

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS, AARON DAVIS, and spouse, WILMA DAVIS, in hand paid by the GRANTEE, JESSE STEPHEN JAMES and wife, AMBER L. JAMES, the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEES, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said Grantees, the remainder to the survivor of said Grantees, in fee simple, subject to the provisions contained in this Warranty Deed the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land situated in the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, thence S 89°59' 13" E along the North line of said ¼ section a distance of 964.72', thence S 01°09'34" E a distance of 1771.28 to the Point of Beginning of said parcel; thence continue S 01°09'34" E a distance of 894.15', thence S 89°33' 19" W a distance of 975.70', thence N 00°55' 17" W a distance of 894.12', thence N 89°33'19" E a distance of 971.99' to the Point of Beginning.

Said parcel containing 20.0 acres, more or less.

A 30' ingress, egress and utilities easement situated in the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, thence S 89°59'13" E along the North line of said ¼ section a distance of 934.72' to the Point of Beginning of said easement; thence continue S 89°59'13" E a distance of 30.00', thence S 01°09'34" E a distance of 2665.43'; thence S 89°33'19" W a distance of 30.00'; thence N 01°09'34" W a distance of 2665.67' to the Point of Beginning.

Grantor herein reserves an easement of ingress and egress across the above described caption lands.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Deed Reference: Instrument No. 20140411000106080

TO HAVE AND TO HOLD unto the said Grantees during their concurrent lives, and upon the death of either of said Grantees, to the survivor of said Grantees, and to the heirs and assigns of said survivor, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due, which are assumed by the Grantees, the Grantors, for the Grantors and for the heirs and assigns of the Grantors, CONVENANT AND WARRANT to and with the said Grantees, the survivor of said Grantees, and the heir and assigns of said survivor, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the said real property; that the Grantors are in a quiet and peaceable possession of said real property; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and the Grantors do WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession of said Grantees, the survivor of said Grantees, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, on this 28 day of December, 2020.


AARON DAVIS

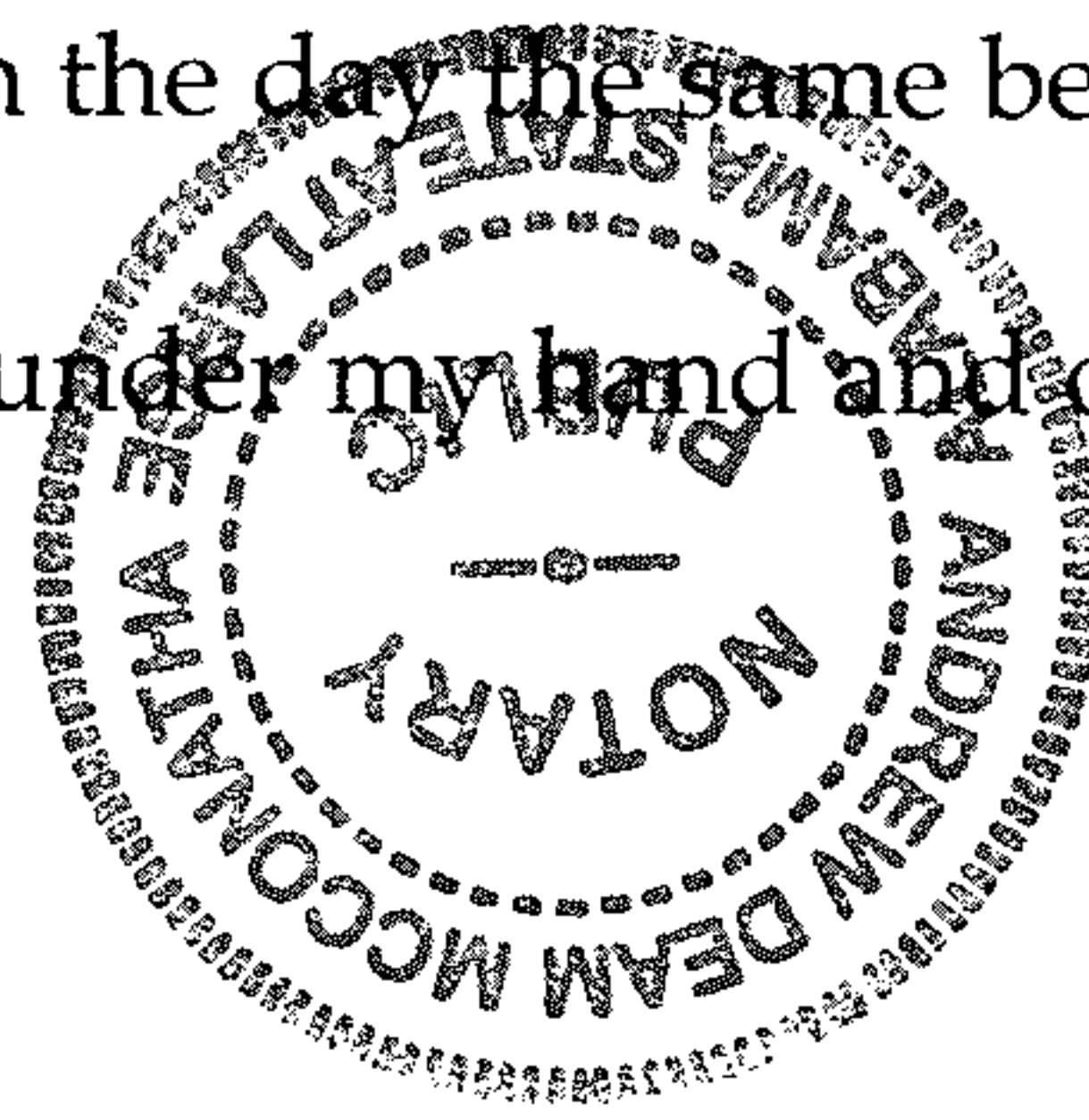

WILMA DAVIS

STATE OF ALABAMA)

COUNTY OF TALLADEGA)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **AARON DAVIS** and **WILMA DAVIS** are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2020.




NOTARY PUBLIC
My Commission Expires: 10-12-24

Real Estate Sales Validation Form

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

Grantor's Name Aaron & Wilma Davis
Mailing Address 493 Pete Freeman Rd
Union, MS 39365

Grantee's Name Jesse Stephen James
Mailing Address 1624 Fleming Rd.
Vincent, AL 35178

Property Address 1624 Fleming Road
Vincent, AL 35178

Date of Sale 12/28/2020

Total Purchase Price \$ 329,900.00

or

Actual Value

\$

20210114000022860 01/14/2021 09:53:14 AM DEEDS 3/3 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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 12/28/2020

Print

Megan Anderson

Sign

Megan Anderson

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
(verified by)
Shelby County, AL
01/14/2021 09:53:14 AM
\$44.50 JESSICA
20210114000022860

Alex S. Bayl

Form RT-1