



20210302000104030 1/5 \$125.50
Shelby Cnty Judge of Probate, AL
03/02/2021 10:52:25 AM FILED/CERT

This instrument was prepared without
benefit of title evidence by:

Ellis, Head, Owens, Justice & Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
6836 Chelsea Road
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Rodney Davis, a married man, and Roger Davis, an unmarried man (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Andrea Caitlin Lewis (herein referred to as GRANTEE, whether one or more), all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A."

The above described property is the homestead of either GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

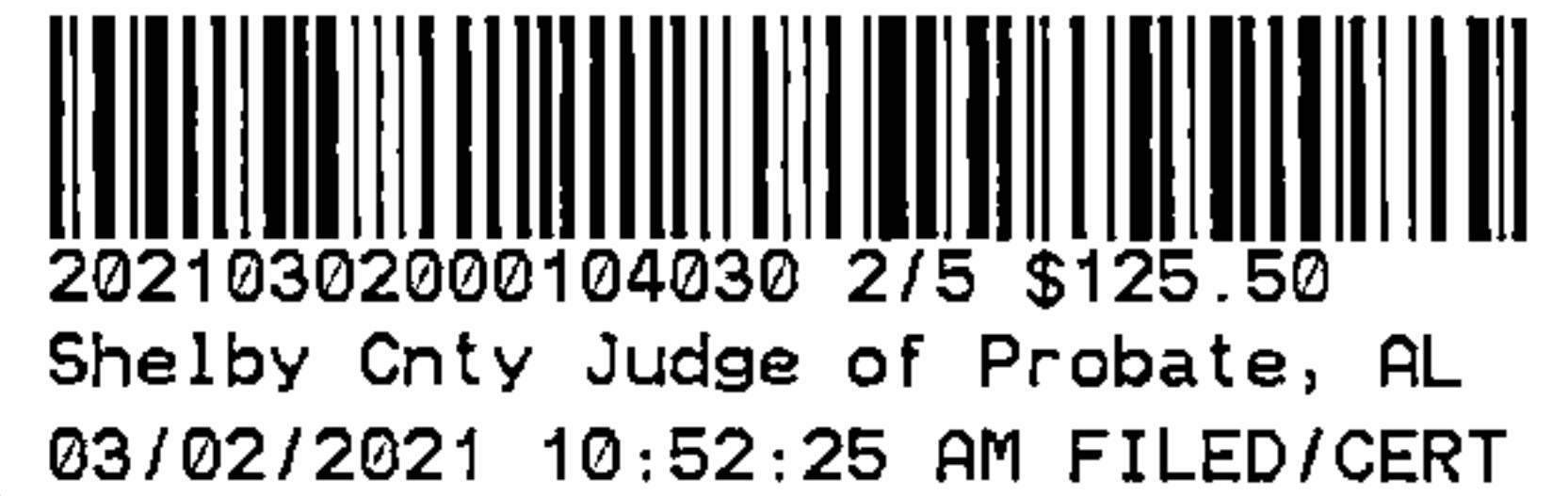
And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good 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 and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 15th day of March, 2021.

Rodney Davis
Rodney Davis

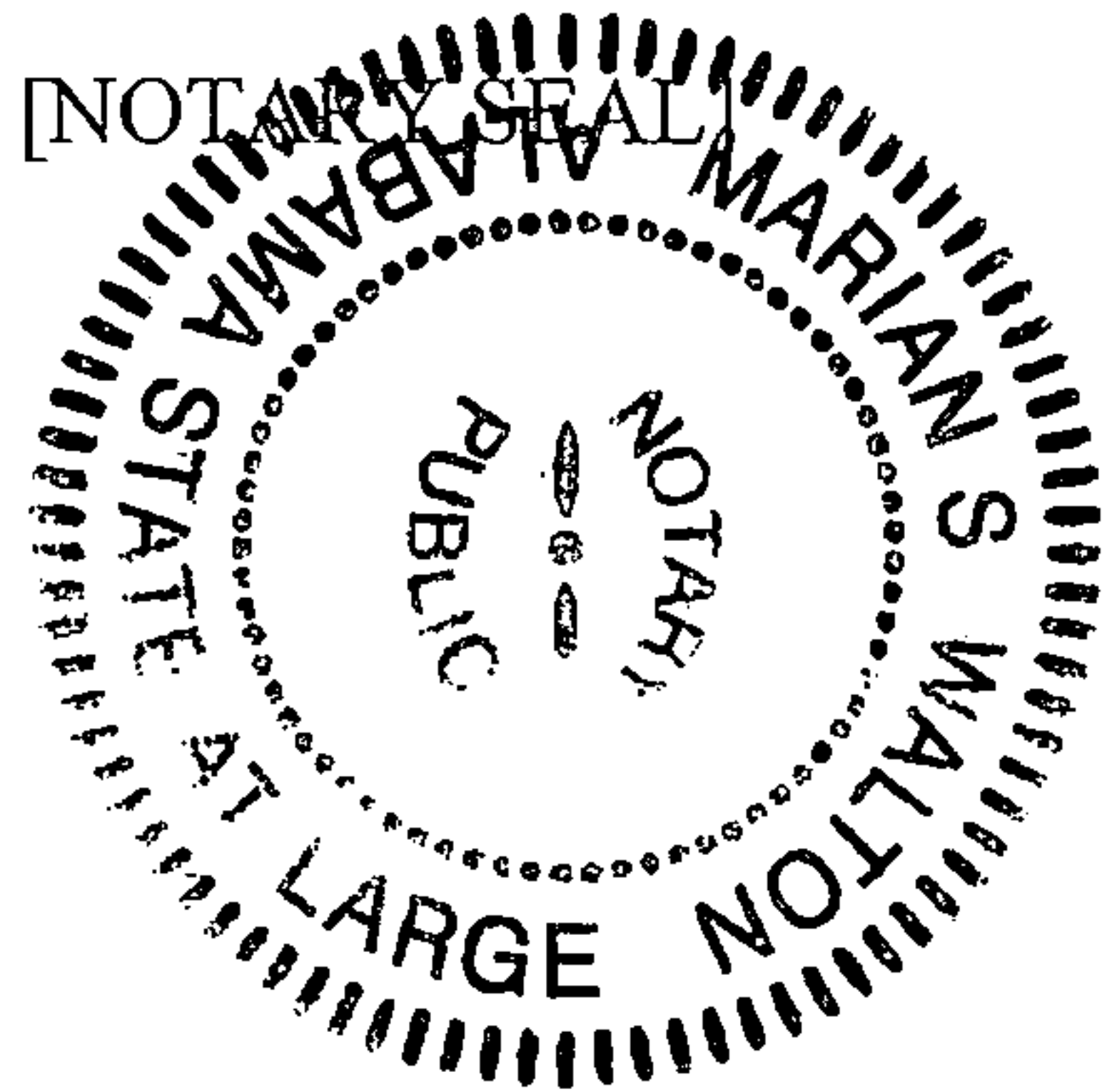
STATE OF ALABAMA)
COUNTY OF SHELBY)



General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodney Davis, 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 the 15th day of March, 2021.



Marion S. Walton
Notary Public
My Commission Expires: 7-7-21

Roger Davis
Roger Davis

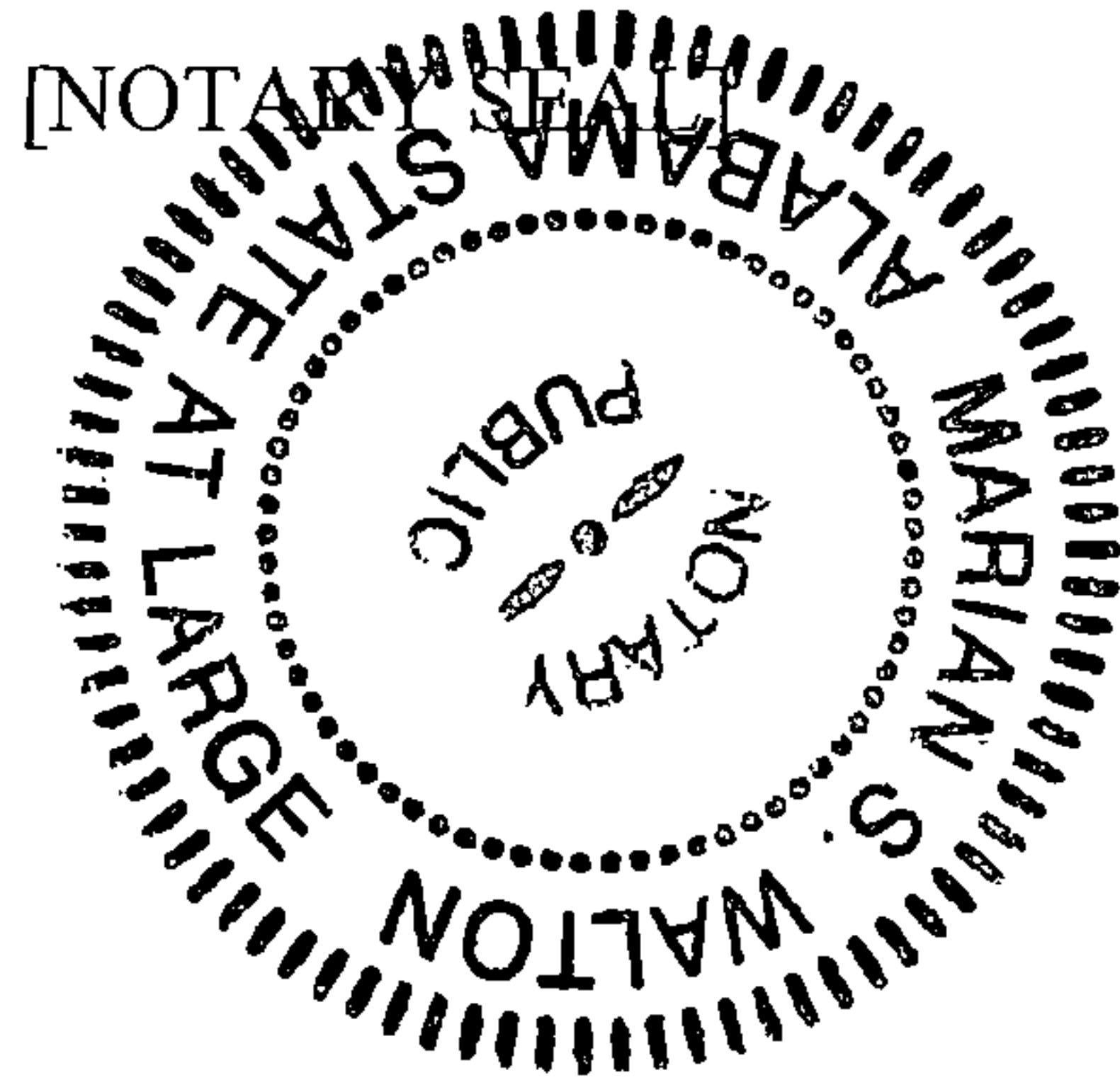
STATE OF ALABAMA)
COUNTY OF SHELBY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Davis, 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 the 15th day of March, 2021.



Marian S. Walton

Notary Public

My Commission Expires: 7-7-21



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EXHIBIT A

Parcel No. 3: (old survey).

A part of the NW 1/4 of NW 1/4 and the SW 1/4 of NW 1/4, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence North 1 deg. 00' 20" East along the West line of said Section 23 a distance of 3,343.48 feet to a point; thence run South 85 deg. 18' 51" East a distance of 42.06 feet to a point; thence run South 87 deg. 51' 54" East a distance of 98.85 feet to a point; thence run North 88 deg. 32' 10" East a distance of 262.27 feet to the point of beginning of the property being described, said point of beginning being along an existing fence line; thence continue along fence line and last described course a distance of 216.28 feet to a point; thence run North 6 deg. 07' 11" East a distance of 944.64 feet to a point in the centerline of South Fork Creek; thence run North 87 deg. 59' 07" West along said centerline of said Creek a distance of 192.71 feet to a point; thence run South 68 deg. 48' 05" West along same said Creek centerline a distance of 116.22 feet to a point; thence run South 1 deg. 00' 20" West a distance of 909.68 feet to the point of beginning, containing 5.56 acres.

Parcel 3A (new survey)

Commence at the NW corner of the NW 1/4 of NW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, and run thence N 5 deg. 20' 27" E a distance of 28.41 feet to a point; thence turn a deflection angle of 82 deg. 46' 23" right and run Easterly along an existing fence line a distance of 634.00 feet to the point of beginning of the property being described; thence continue along last described course 317.00 feet to a point; thence turn 103 deg. 44' 28" right and run 1,126.45 feet to a point in the centerline of the South Fork of Yellowleaf Creek; thence turn 78 deg. 08' 17" right and run along centerline of creek 192.71 feet to a point; thence turn 23 deg. 12' 49" left and continue along centerline of said creek 116.22 feet to a point; thence turn 123 deg. 52' 36" right and run 1,157.80 feet to the point of beginning, containing 7.68 acres.

According to surveys of Joseph E. Conn, Jr., Ala. Reg. No. 9049.

Subject to 30 foot right of way easement over and across Parcel No. 3 for ingress and egress to and from Highway 47.

Subject to 10 foot easement over and along the North side of said Creek for ingress and egress to and from Highway 47.



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Real Estate Sales Validation Form

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

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Grantor's Name Rodney Davis and Roger Davis
Mailing Address P.O. Box 471
Chelsea, AL 35043

Grantee's Name Andrea Caitlin Lewis
Mailing Address 6836 Chelsea Road
Columbiana, AL 35051

Property Address Chelsea Road
Columbiana, AL 35051

Date of Sale 02/26/2021
Total Purchase Price \$

Shelby County, AL 03/02/2021
State of Alabama
Deed Tax: \$91.50

or
Actual Value \$ 91,060

or
Assessor's Market Value \$ 13.25 Acres

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 TAX Assessor's Value

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 03-02-21

Print Andrea Caitlin Lewis

☐ Unattested

Angela Brasher
(verified by)

Sign Andrea Caitlin Lewis

(Grantor/Grantee/Owner/Agent) circle one