

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
John Touliatos
115 Riviera Road
Homewood, Alabama 35209

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars (\$10.00)**, and other good and valuable consideration to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**Remelle O. Davis, as Sole Trustee of the Jerry M. Davis and Remelle O. Davis Revocable Trust
created September 10, 2004**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

John Touliatos and Anne-Marie Touliatos

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

The NW 1/4 of the SW 1/4 and half of the SW 1/4 of the NW 1/4, described as follows: Begin at the SW corner of the SW 1/4 of NW 1/4 and run in a straight line in a northeastern direction, diagonally across said forty to the northeast corner of the SW 1/4 of the NW 1/4; thence south along the east boundary line of said forty to the SE corner of the SW 1/4 of the NW 1/4; thence west along the south boundary line of said forty to the point of beginning. All in Section 7, Township 20, Range 1 West, less and except that portion thereof heretofore conveyed, the parcel herein conveyed being 31.2 acres more or less. This entire acreage is bounded on the northeast by Shelby County Hwy. 36 and on the east and south side of Shelby County Hwy. 336.

This deed has been prepared without the benefit of a title examination and the preparer makes no representation regarding the grantor's quality of title, if any. By executing this deed as Sole Trustee of the Jerry M. Davis and Remelle O. Davis Revocable Trust created September 10, 2004, Remelle O. Davis affirms that said Trust is still in full force and effect, has not been revoked and she is the sole trustee authorized to convey real property held in the trust as Jerry M. Davis, the other original Co-Trustee, died on February 9, 2012.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 11th day of March, 2021.

Jerry M. Davis and Remelle O. Davis Revocable Trust
BY: Remelle O. Davis (Seal)
Remelle O. Davis
ITS: Sole Trustee

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Remelle O. Davis** as **Sole Trustee of Jerry M. Davis and Remelle O. Davis Revocable Trust** 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 and with full authority as such **Sole Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2021.

Notary Public: David P. Condon
Commission Expires: 02/12/2022

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **Jerry M. Davis and Remelle O. Davis Revocable Trust**

Grantee Name: **John Touliatos**
 Grantee Name: **Anne-Marie Touliatos**
 Mailing Address: 115 Riveria Road, Homewood, Alabama 35209

Property Address: _____ Date of Sale: **March 11th, 2021**
 Acreage in Shelby County bordered by Hwy 36 and 336

Assessor's Market Value: \$390,000.00

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 ☐ 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.

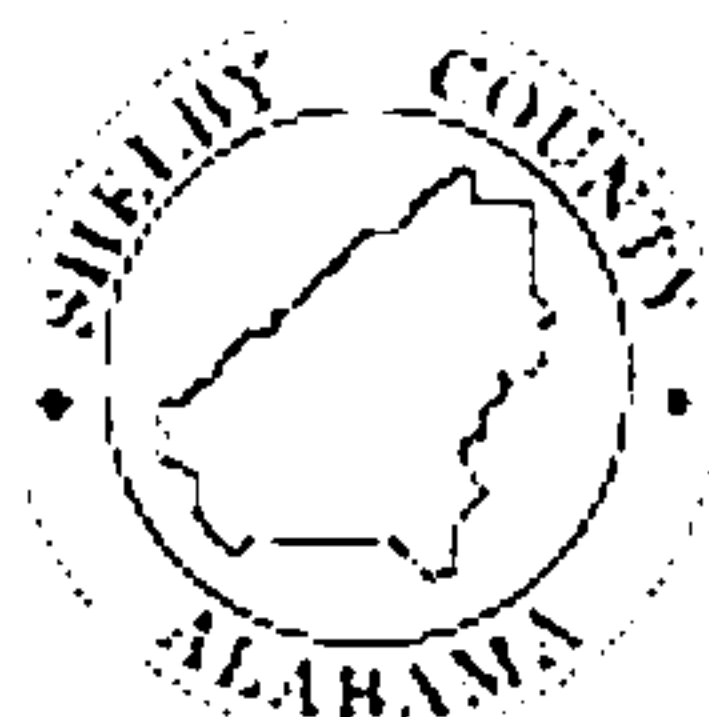
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Section 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 Section 40-22-1 (h).

Date: **March 11th, 2021** Print: *David Gordon*

☐ Unattested _____ Sign: *Allen*
 (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/16/2021 12:19:08 PM
 \$416.00 MIST
 20210316000131070

Allen S. Bayl