


This Instrument was Prepared by:  
 Stuart J. Garner  
 Stuart J. Garner, LLC  
 1400 Urban Center Drive  
 Suite 470  
 Vestavia Hills, AL 35242  
 File No.: 2021109

Send Tax Notice To: Matthew P. Davis Sr.  
 Michele P. Davis  
 AL

  
 20210407000172970 1/3 \$31.00  
 Shelby Cnty Judge of Probate, AL  
 04/07/2021 08:20:41 AM FILED/CERT

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Dollars and No Cents (\$100.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Matthew S. Davis, Sr., and wife, Michele P. Davis, Russell I. Morgan, II, a married man, and Megan P. Morgan, a married woman,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew P. Davis Sr. and Michele P. Davis,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **721 Oak Tree Drive, Chelsea, AL 35043;** to wit;

**LOT 2, ACCORDING TO THE MAP OF MORGAN POTTER DAVIS FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 47, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR'S NOR THEIR SPOUSES.**

**Subject To:**

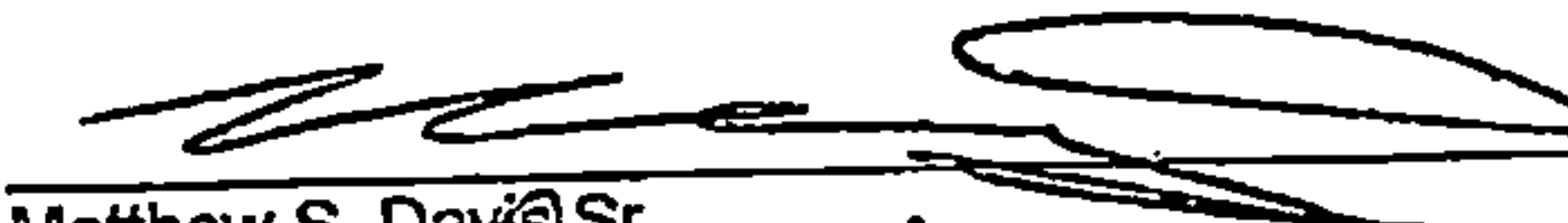
1. Property Taxes for 2021, and subsequent years.
2. Right of Way to Alabama Power in Deed Vol 123, Page 421; Deed Vol 155, Page 108; Deed Vol 176, Page 78; Deed Vol 155, Page 109; Deed Vol 167, Page 392; Deed Vol 167, Page 394, and Deed Vol 176, Page 70
3. Agreement for roadway in Deed Vol 179, Page 204; Deed Vol 179, Page 202; Deed Vol 307, Page 407; Deed Vol 30, Page 193
4. Right of others in easement set out in Inst #1995-11149
5. Easement and Right of Way to Alabama Power in Inst. #20150403000106700 and #20201228000592850
6. Declaration of Protective Covenants in Inst. #1996-04673

\$760,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17<sup>th</sup> day of February, 2021.

  
 Matthew S. Davis Sr.

  
 Michele P. Davis

  
 Russell I. Morgan II

  
 Megan P. Morgan

County of Jefferson

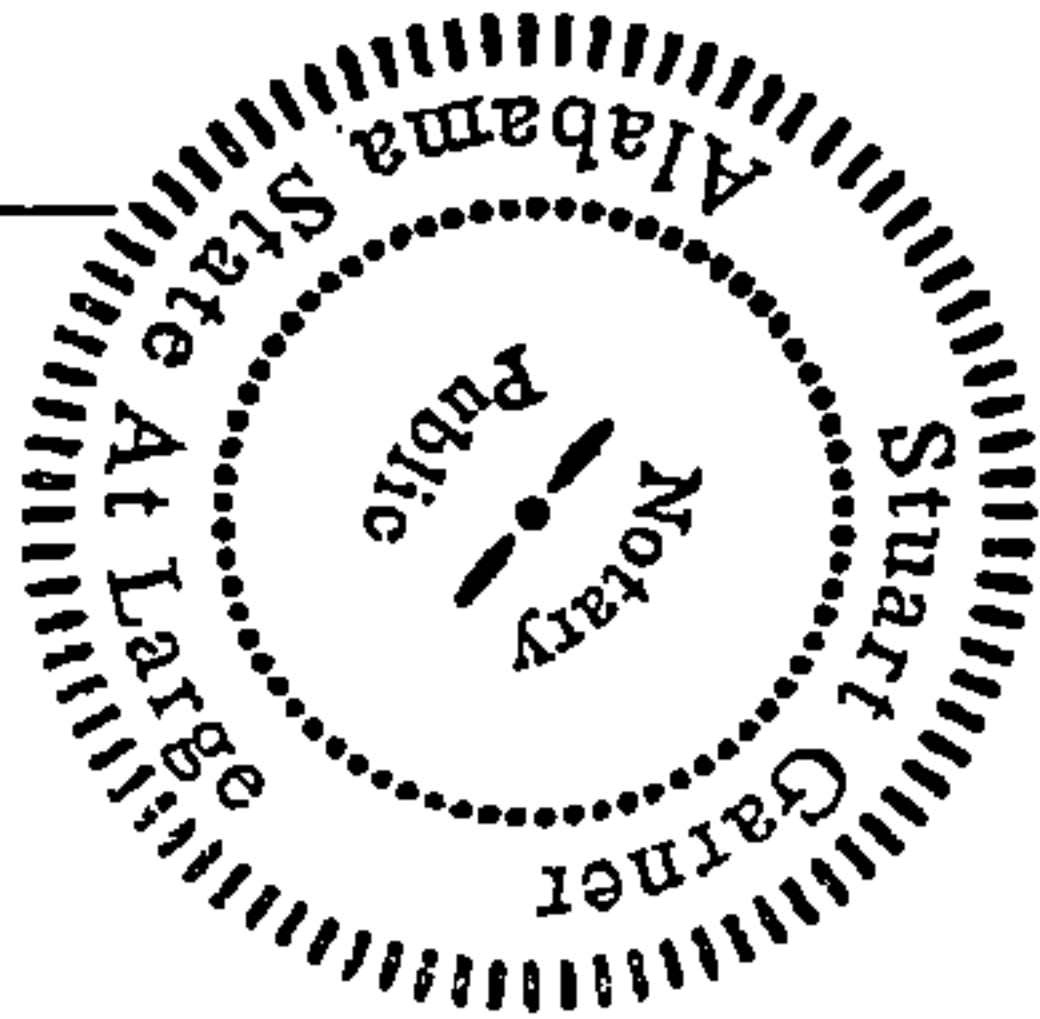
I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Matthew S. Davis, Sr. and Michele P. Davis whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of February, 2021.

  
Notary Public, State of Alabama

Stuart J. Garner

My Commission Expires: August 19, 2021



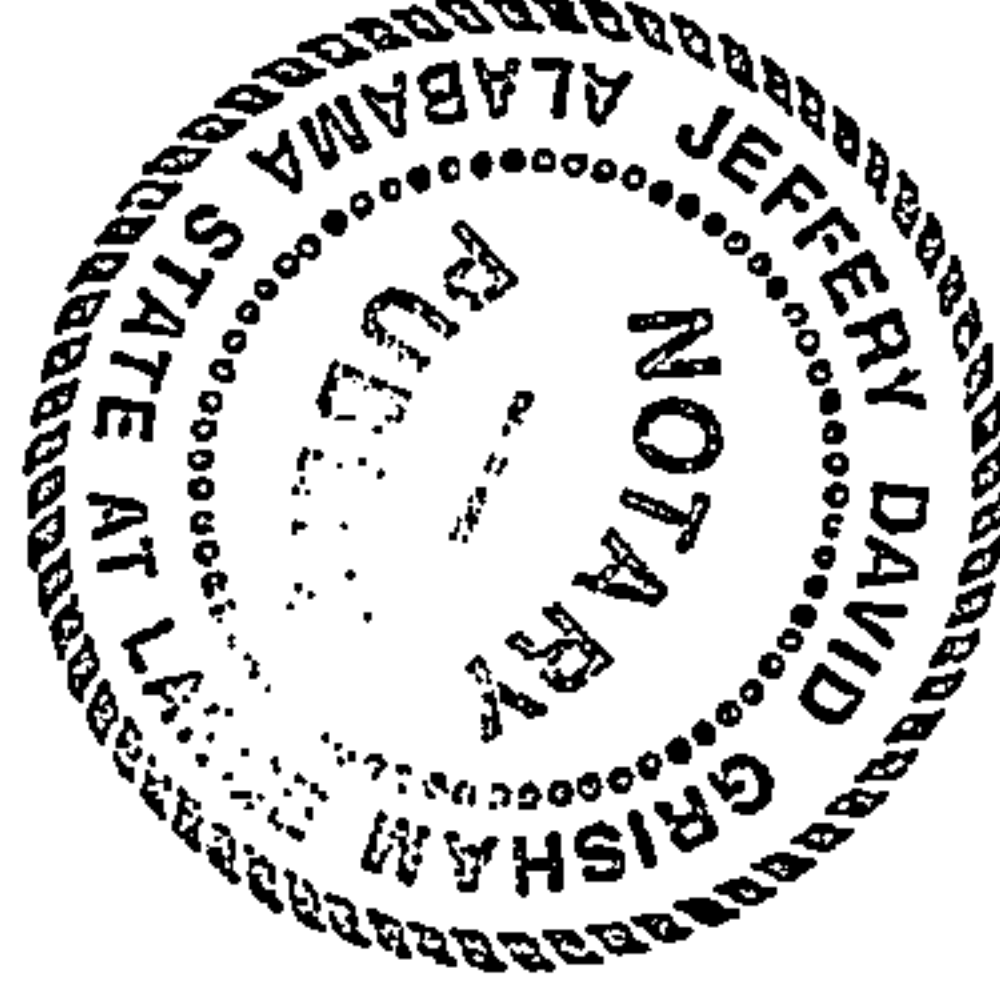
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Megan P. Morgan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 17<sup>th</sup> day of February, 2021.

  
Notary Public, State of Alabama


My Commission Expires: 7/29/24STATE OF AlabamaCOUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Russell I. Morgan, II, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 17<sup>th</sup> day of February, 2021.

  
Notary Public, State of Alabama

My Commission Expires: 7/29/24

  
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Shelby Cnty Judge of Probate, AL  
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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*

Grantor's Name	Morgan I Russell, II, Megan P. Davis Matthew S. Davis, Sr. & Michele P. Davis	Grantee's Name	Matthew P. Davis Sr. Michele P. Davis
Mailing Address	_____	Mailing Address	_____ AL
Property Address	721 Oak Tree Drive Chelsea, AL 35043	Date of Sale	February 17, 2021
		Total Purchase Price	_____
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	\$26,775.00 1/2

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	X 1/2 Assessor's Market 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.

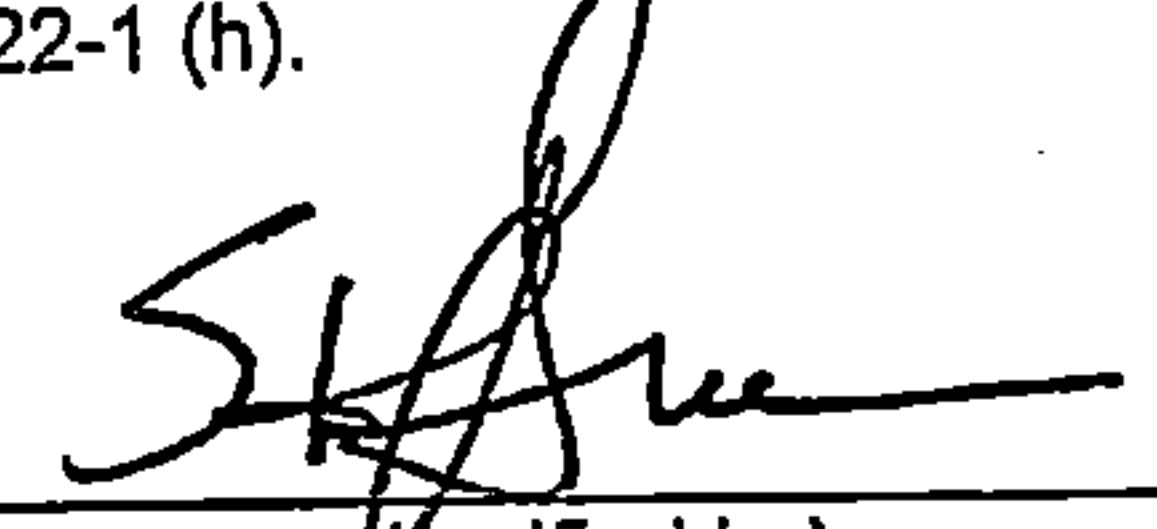
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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).

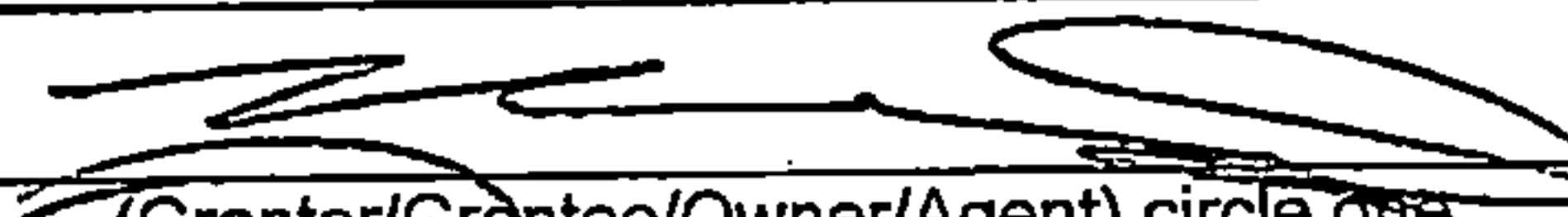
Date February 17, 2021

Unattested

  
(verified by)

Print

Sign

  
(Grantor/Grantee/Owner/Agent) circle one



20210407000172970 3/3 \$31.00

Shelby Cnty Judge of Probate, AL

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Alabama, County

Allie S. Bayl

Form RT-1