THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

20210413000184890 1/2 \$208.50 Shelby Cnty Judge of Probate, AL

04/13/2021 03:48:45 PM FILED/CERT

This Instrument was prepared by: Mike T. Atchison P O Box 822 Columbiana, AL 35051

Send Tax Notice to: Charles E. Davis 2009 Princeton Cove Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND DOLLARS AND NO CENTS (\$5,000 .00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, Charles E. Davis and wife, Donna Davis (herein referred to as Grantors) grant, bargain, sell and convey unto Charles E. Davis and Donna Davis (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 50, according to the Survey of Heritage Trace Phase 2, as recorded in Map Book 36, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD Unto the said 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24h day of April, 2021.

Charles E. Davis

STATE OF ALABAMA) COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Charles E. Davis and Donna Davis, whose names 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 δ^{13} day of April, 2021.

Notary Public My Commission Expires:

Shelby County, AL 04/13/2021 State of Alabama

Deed Tax: \$183.50

20210413000184890 2/2 \$208.50 Shelby Cnty Judge of Probate, AL

Real Estate Sales Validation Form

04/13/2021 03:48:45 PM FILED/CERT

This	Document must be filed in accord	lance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Charles E Diovis	Grantee's Name	Charles a Davis
Mailing Address	2009 Princeton Coure	Mailing Address	2009 Prince ton Owo
	Montpunilo 12 25/15	-	MANATOWILL ASILS
•			
Property Address	2009 Princeton Prue	Date of Sale	
	111/2 to Vallo, 12 35/15	Total Purchase Price	\$
	**************************************	or A series of the last	↑ · · · · · · · · · · · · · · · · · · ·
	· · · · · · · · · · · · · · · · · · ·	Actual Value	\$
		Assessor's Market Value	\$ 31.6.200.00
The purchase price evidence: (check o Bill of Sale Sales Contrac Closing Stater		nis form can be verified in the ntary evidence is not require Appraisal Other	e following documentary
If the conveyance of	document presented for record this form is not required.	dation contains all of the req	uired information referenced
		nstructions	
	d mailing address - provide the ir current mailing address.	e name of the person or per	sons conveying interest
Grantee's name an to property is being	d mailing address - provide the conveyed.	e name of the person or per	rsons to whom interest
Property address -	the physical address of the pr	operty being conveyed, if av	ailable.
Date of Sale - the c	late on which interest to the p	roperty was conveyed.	
•	e - the total amount paid for the the instrument offered for rec	· · · · · · · · · · · · · · · · · · ·	both real and personal,
conveyed by the ins	property is not being sold, the strument offered for record. The or the assessor's current mark	his may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current usersponsibility of val	ed and the value must be detested and the value must be detested and the property a uing property for property tax for Alabama 1975 § 40-22-1 (h)	s determined by the local of purposes will be used and th	ficial charged with the
accurate. I further u	of my knowledge and belief the inderstand that any false state ated in Code of Alabama 1975	ements claimed on this form	·
Date		Print Charles G	Davis
Unattested		Sign	
	(verified by)		/Owner/Agent) circle one
	į Į		Form RT-1

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