

This instrument was prepared by:

Send tax notice to:

This instrument was prepared by:

Justin Smitherman, Esq.


Jimmy Davis and Tammy Davis

173 Tucker Road
Suite 201
Helena, AL 35080

228 Edgeland Road, Vandiver, AL 35176

ALABAMA GENERAL WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP) – INDIVIDUAL

STATE OF ALABAMA)
COUNTY SHELBY)


20210528000263740 1/4 \$57.00
Shelby Cnty Judge of Probate, AL
05/28/2021 01:08:35 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of _____ Dollars (\$ _____) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Daniel W. Slama and Patricia Slama, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jimmy Davis and Tammy Davis** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

NOTE:

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to 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 grantee 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 grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 28th day of

May, 2021

 (SEAL)
Daniel W. Slama

 (SEAL)
Patricia Slama

GENERAL ACKNOWLEDGEMENT

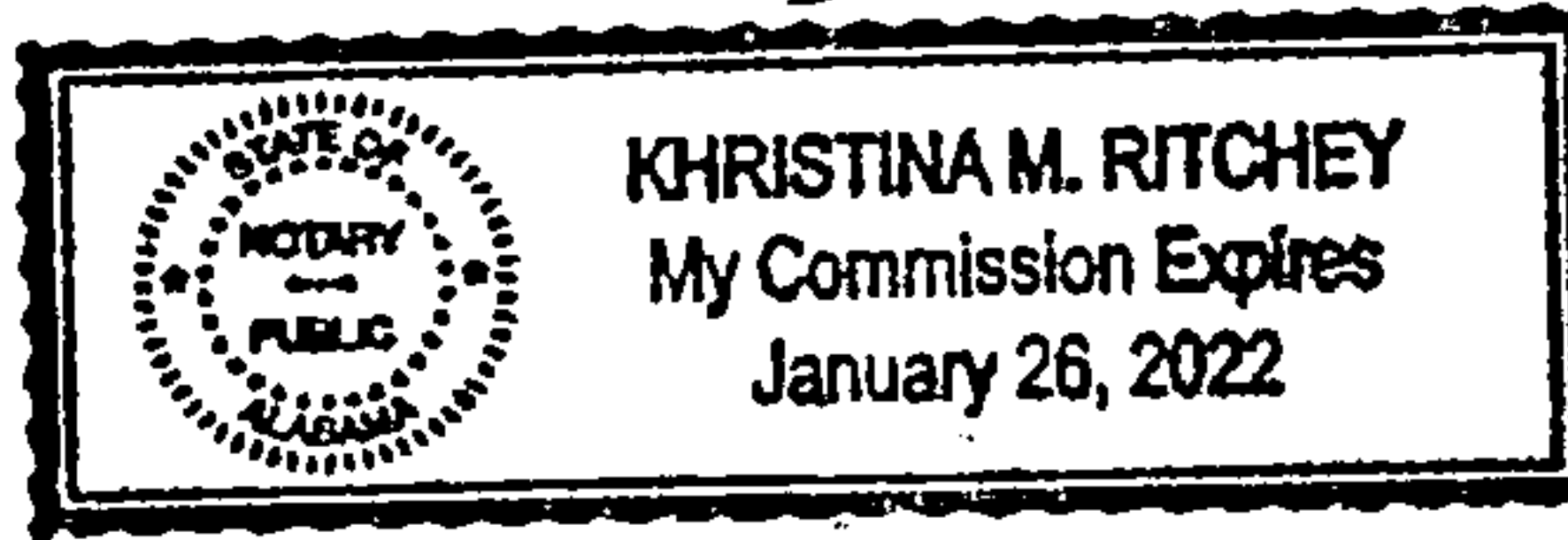
STATE OF ALABAMA)
COUNTY SHELBY)

Shelby County, AL 05/28/2021
State of Alabama
Deed Tax: \$26.00

I, Kristina Ritchey, a Notary Public in and for said County, in said State, hereby certify that Daniel W. Slama and Patricia Slama whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2021.

Kristina Ritchey
NOTARY PUBLIC



My Commission Expires: 1-26-2022

EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 87 DEGREES 39 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 172.32 FEET TO A CORNER ON THE EASTERLY MARGIN OF A SHELBY COUNTY ROAD; THENCE RUN NORTH 39 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A TANGENT DISTANCE OF 4.79 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 84 DEGREES 07 MINUTES 47 SECONDS AND A RADIUS OF 230.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 337.72 FEET TO THE P.O.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86 DEGREES 32 MINUTES 01 SECONDS AND A RADIUS OF 220.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 332.27 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 23 MINUTES 15 SECONDS AND A RADIUS OF 277.81 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 132.79 FEET TO THE P.T. OF SAID CURVE; THENCE RUN NORTH 69 DEGREES 30 MINUTES 41 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 100.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 22 MINUTES 40 SECONDS AND A RADIUS OF 867.98 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.87 FEET TO A SET REBAR CORNER ON THE EAST LINE OF SAID QUARTER SECTION; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 723.20 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



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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	Patricia Slama Daniel Slama	Grantee's Name	Tammy Davis Jimmy Davis
Mailing Address	228 Edgeland Road Vandiver, AL 35176	Mailing Address	274 Edgeland Lane Vandiver, AL 35176

Property Address	108 Edgeland Rd. Vandiver, AL 35176	Date of Sale	1-5-2021
		Total Purchase Price	
		\$ or	
		Actual Value	25940.00
		\$	
		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)

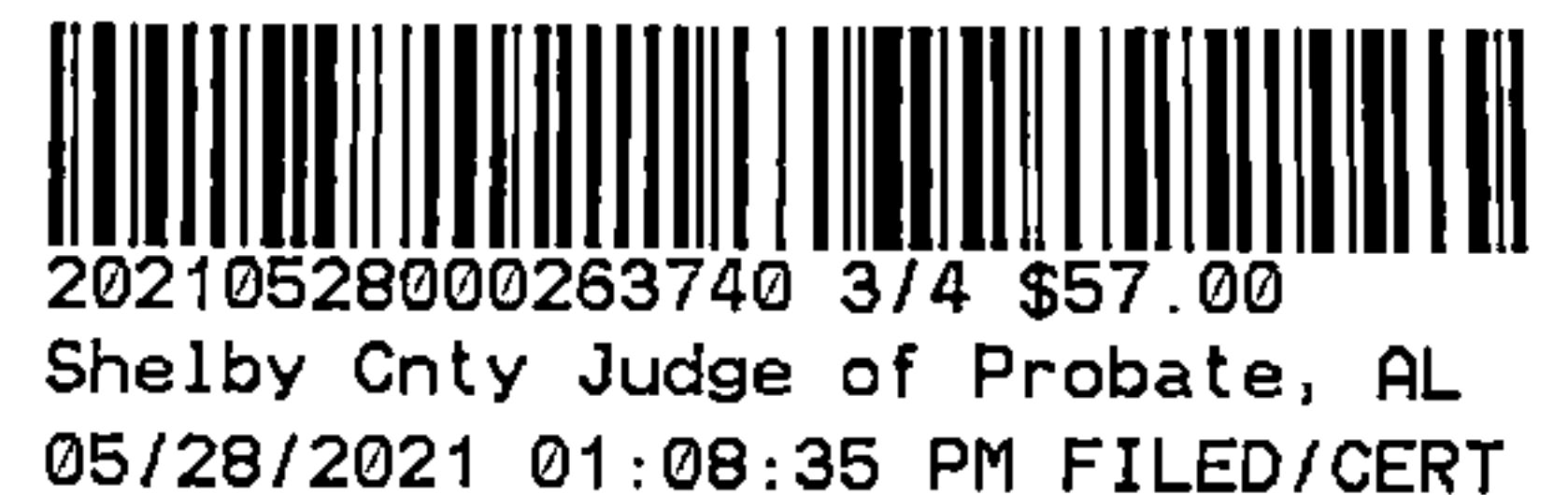
Bill of Sale

Sales Contract

Closing Statement

_____ Appraisal

_____ Other



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 5-28-2021

Print Jimmy Davis

Unattested

Sign

Jimmy Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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