

20210607000276590
06/07/2021 10:20:15 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Duratus Housing Solutions, LLC
3046 Arbor Bend
Hoover AL 35244

GENERAL WARRANTY DEED

M211021 ①
STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Seventeen Thousand Dollars and NO/100 (\$117,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Jeremy Davis and Jamie Davis, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Duratus Housing Solutions, LLC, an Alabama Limited Liability Company** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 17, according to the Survey of Monte Tierra, as recorded in Map Book 5 Page 114 in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, its successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said grantee, its successors, and assigns forever, against the lawful claims of all persons.

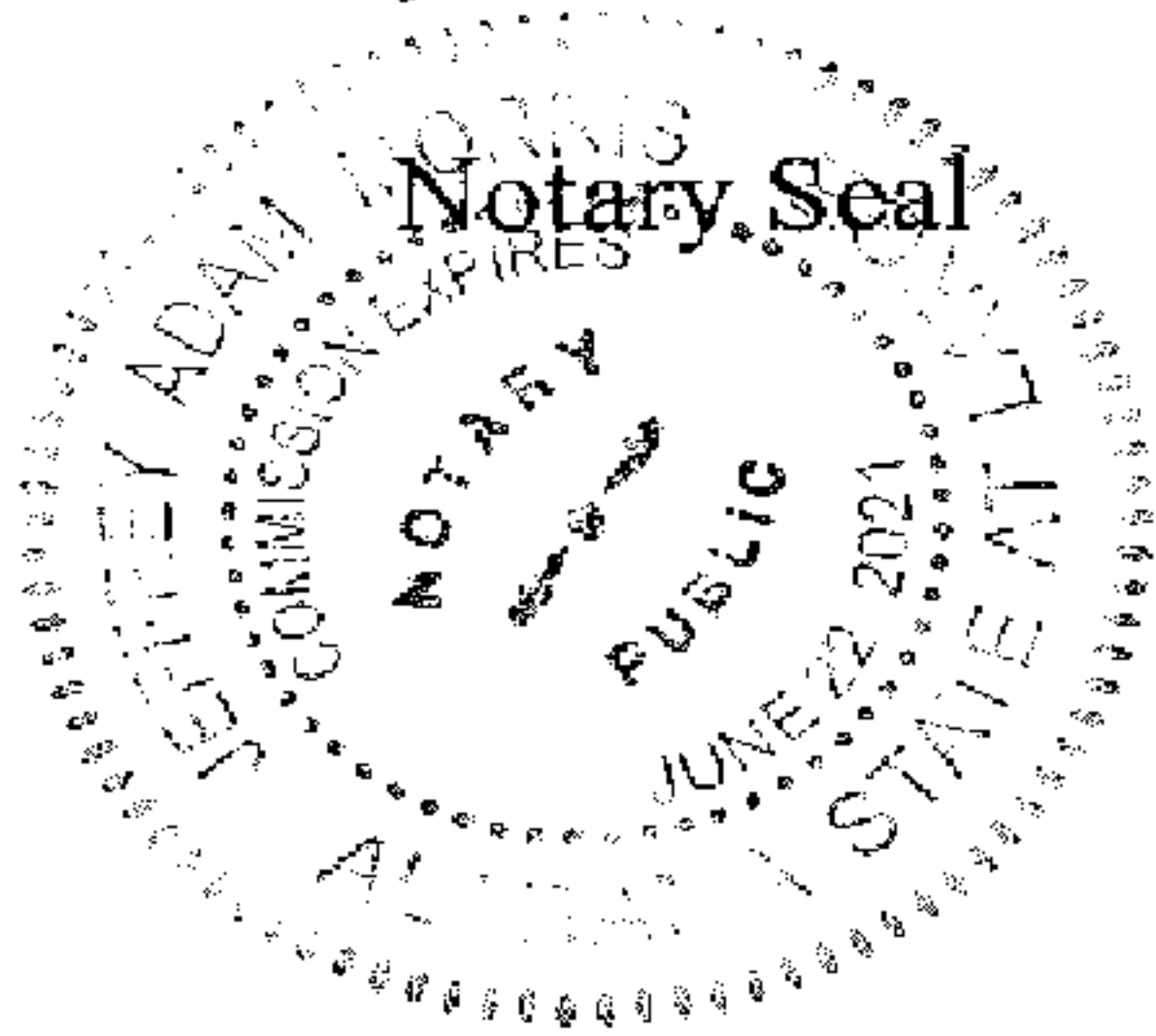
IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this
3rd day of June, 2021

Jeremy Davis
Jeremy Davis

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jeremy Davis whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2021



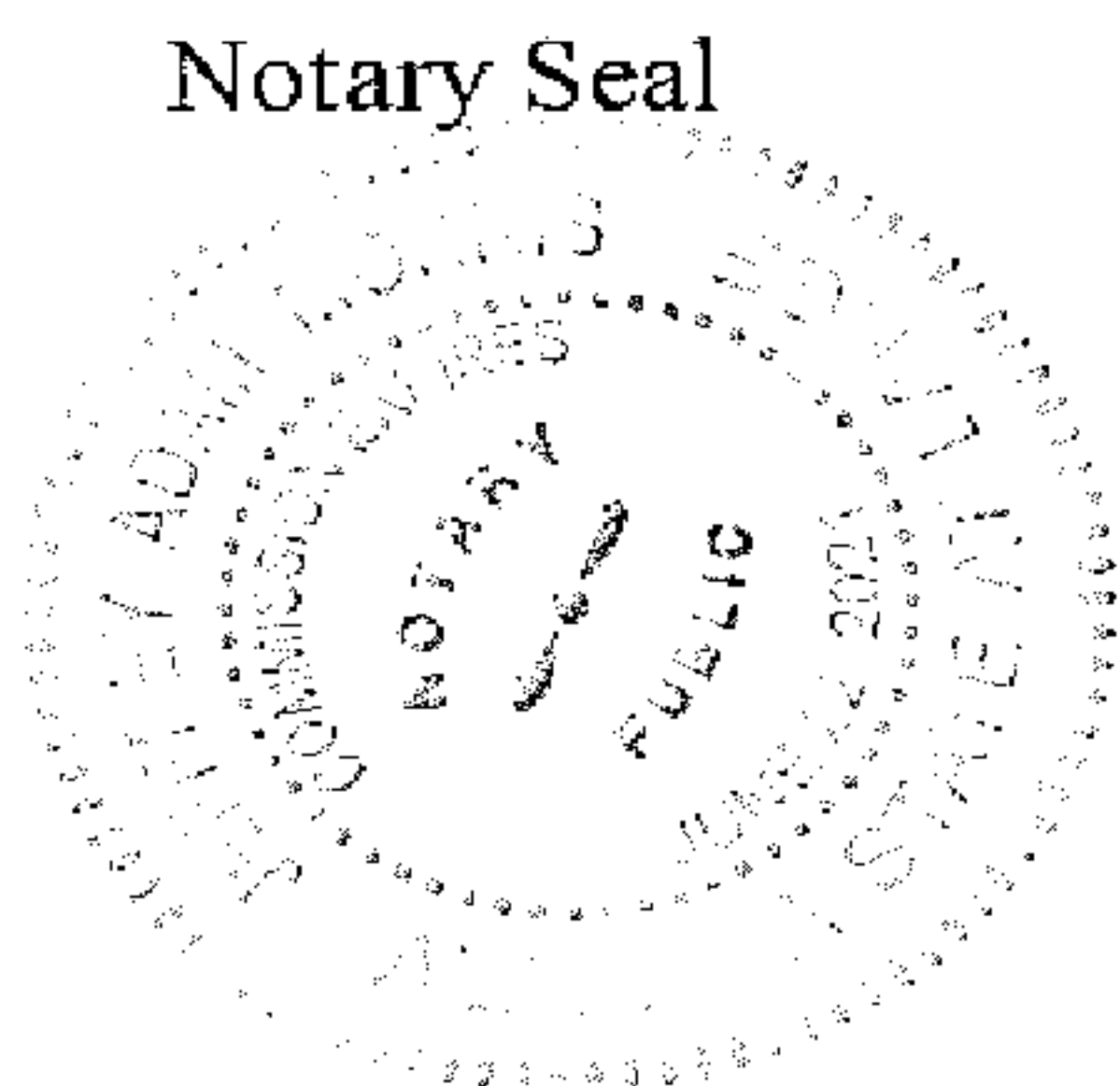
Notary Public
My commission expires: 6/22/2021

Jamie Davis
Jamie Davis

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jamie Davis whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2021



Notary Public
My commission expires: 6/22/2021

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Jeremy Davis	Grantee's Name	Duratus Housing Solutions, LLC
Mailing Address	Jamie Davis 137 Emundance Alabaster AL 35007	Mailing Address	3046 Arbor Bend Hoover AL 35241
Property Address	17 Monte Tierra Trl, Alabaster, AL 35007-7741	Date of Sale	June 3rd, 2021
		Total Purchase Price	\$117,000.00
		or	
		Actual Value	\$
		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	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 § 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

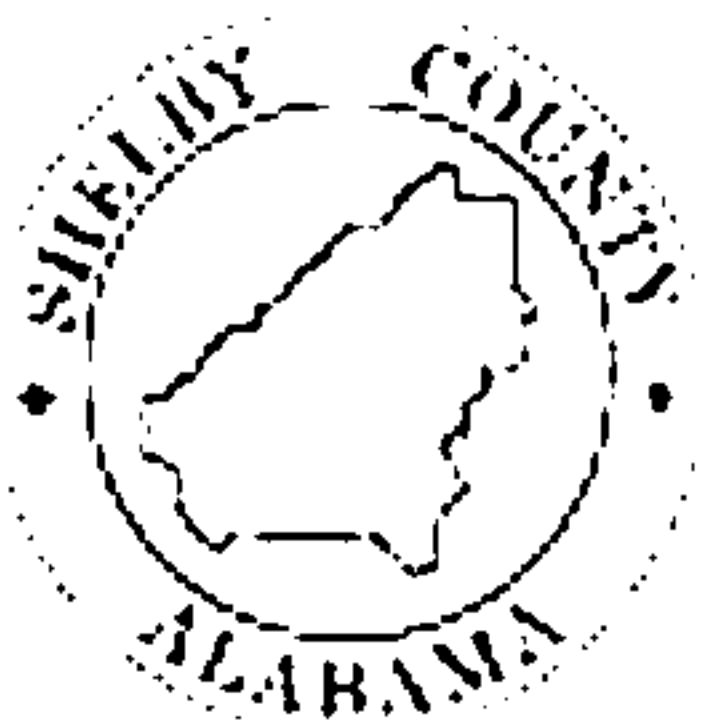
6/3/21

Print

Jeff Warr

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/07/2021 10:20:15 AM
 \$145.00 JOANN
 20210607000276590

Allie S. Bayl