

GRANTEE'S ADDRESS:
141 Brumbaugh Drive
Harpersville, Alabama 35078

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 27th day of April, 2022, in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$127,000.00) and other good and valuable consideration, the undersigned, **JEROME P. DAVIS** an unmarried man, whose address is Post Office Box 369, Harpersville, Alabama, 35078, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **COLBY BRAXTON ALLEN and JESSICA CAYLA ALLEN**, whose address is 117 Brumbaugh Drive, Harpersville, Alabama, 35078, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Talladega County, to-wit:

Commence at the Southeast corner of the SW 1/4 of Section 28, Township 19 South, Range 2 East, and run North 29 degrees 00 minutes West a distance of 519.50 feet; thence turn an angle of 11 degrees 33 minutes to the right and run a distance of 944.80 feet to the point of beginning; thence turn an angle of 10 degrees 00 minutes to the right and run a distance of 175.60 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 188.37 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 175.60 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 188.37 feet to the point of beginning; located in the East ½ of the SW 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

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LESS AND EXCEPT:

A parcel of land situated in the East ½ of the Southwest 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; described as follows:

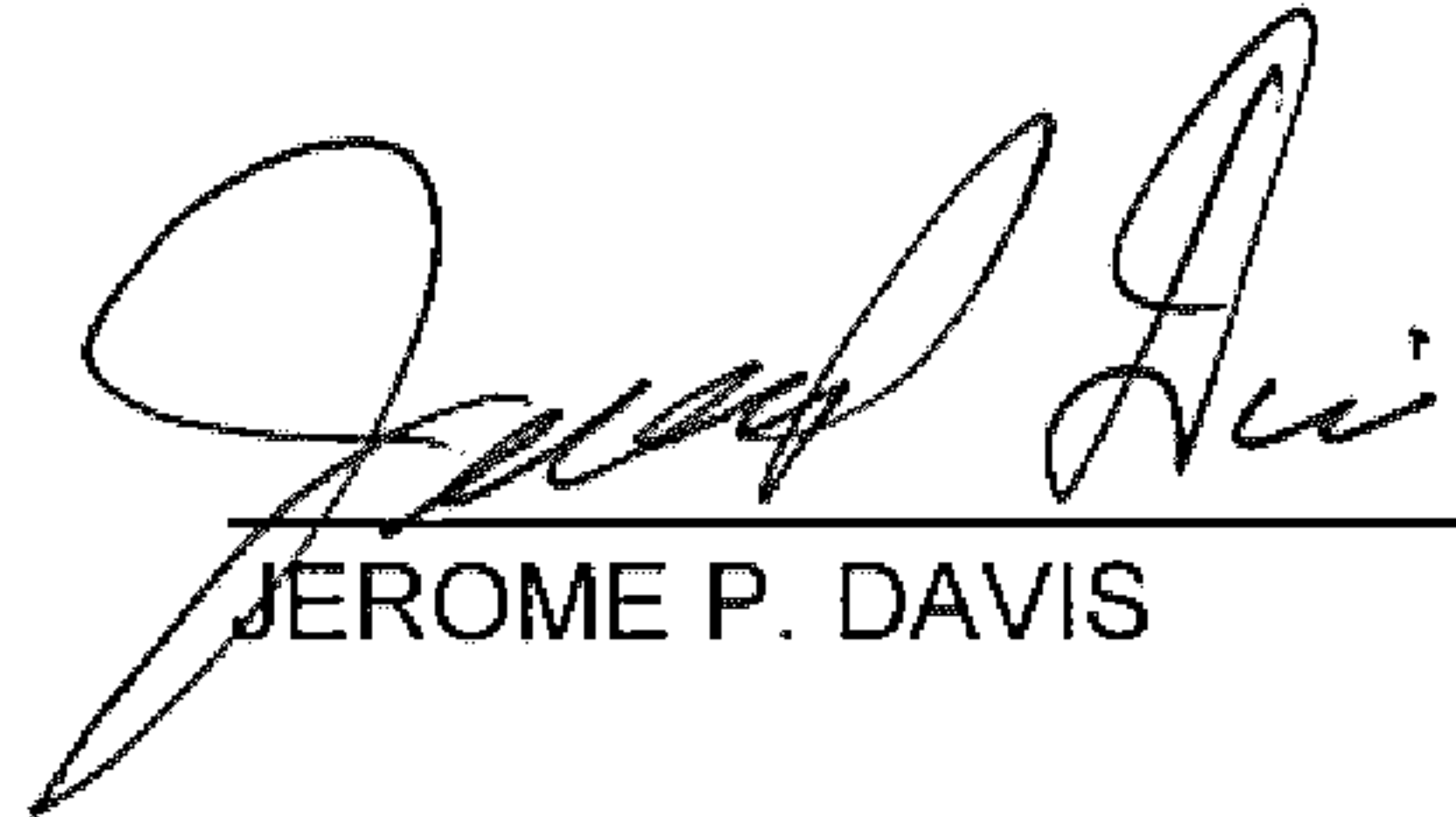
Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence run Westerly along the North line of said 1/4 - 1/4 for a distance of 522.10 feet to the Westerly right-of-way of Brumbaugh Drive; thence turn an angle to the right of 77 degrees 47 minutes 28 seconds along said right-of-way for a distance of 33.11 feet to the point of beginning; thence turn an angle to the left of 03 degrees 09 minutes 13 seconds and continue along said right-of-way for a distance of 29.74 feet; thence turn an angle to the left of 89 degrees 17 minutes 35 seconds and leaving said right-of-way for a distance of 132.61 feet; thence turn an angle to the right of 46 degrees 07 minutes 24 seconds for a distance of 7.21 feet; thence turn an angle to the left of 46 degrees 07 minutes 24 seconds for a distance of 49.67 feet; thence turn an angle to the left of 91 degrees 03 minutes 20 seconds for a distance of 27.86 feet; thence turn an angle to the left of 86 degrees 46 minutes 38 seconds for a distance of 187.26 feet to the point of beginning.

Property street address: 141 Brumbaugh Drive, Harpersville, AL 35078.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

 (SEAL)
JEROME P. DAVIS

STATE OF ALABAMA,

TALLADEGA COUNTY.

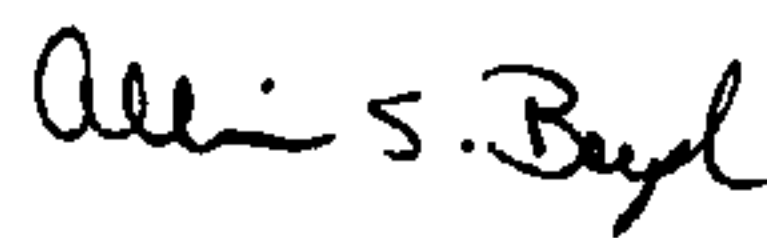
I, the undersigned authority, a Notary Public for said County and State, hereby certify that JEROME P. DAVIS, an unmarried man, whose name is acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of April, 2022.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/28/2022 01:21:21 PM
\$29.00 JOANN
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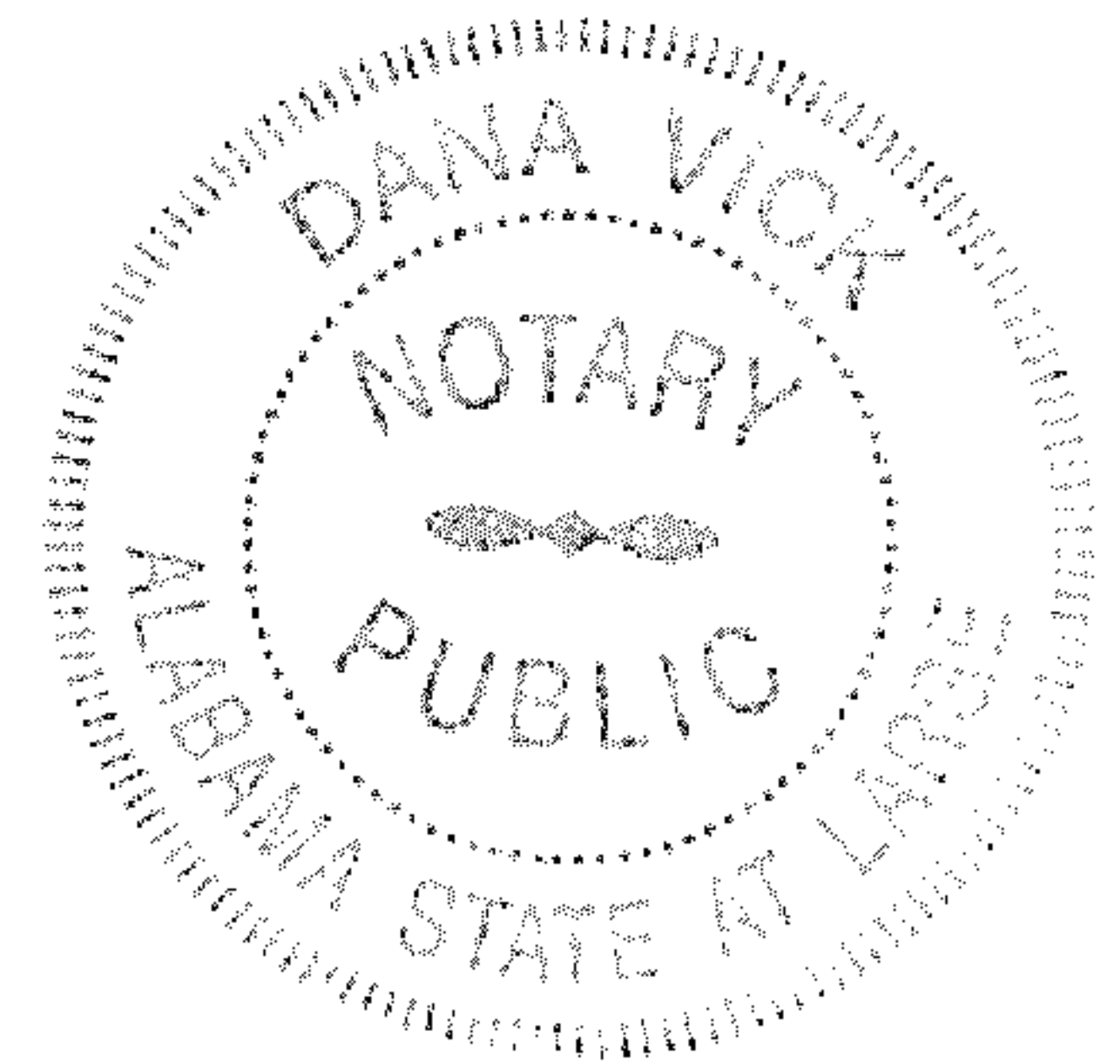

NOTARY PUBLIC

My Commission Expires: 12/13/22



THIS INSTRUMENT PREPARED BY:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200



**Real Estate Sales Validation Form
RT-1**

This information is filed in accordance with *Code of Alabama, 1975, Section 40-22-1*

Grantor's Name:	Jerome P. Davis
Mailing Address:	P.O. Box 369, Harpersville, AL 35078
Grantee's Name:	Colby Braxton Allen and Jessica Cayla Allen
Mailing Address:	117 Brumbaugh Drive, Harpersville, AL 35078
Property Address:	141 Brumbaugh Drive, Harpersville, AL 35078
Date of Sale:	April 27, 2022
Total Purchase Price :	\$127,000.00 Verified documentary evidence: Sales Contract