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20230222000047410 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/22/2023 10:46:48 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice, P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Jerry G. Davis, deceased, in accordance with his will probated in Case No. PR-2022-000288 in the Probate Court of Shelby County, Alabama, the undersigned Judy R. Davis, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to her in said will does grant, bargain, sell and convey to Judy R. Davis, individually (herein referred to as GRANTEE) all of the following described real estate situated in Shelby County, Alabama to-wit:

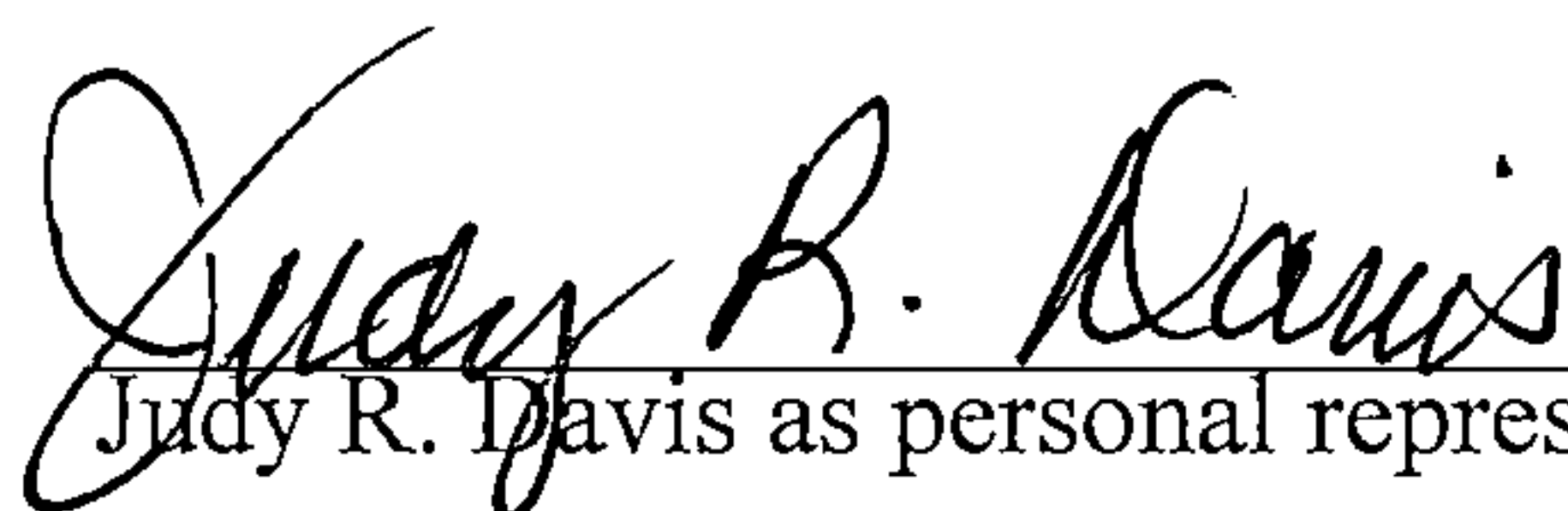
A part of the SE 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 15 East, described as follows: Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 15 East for the point of beginning; thence run North on the Section line for 330.0 feet; thence turn left 94 degrees 56 minutes 39 seconds for 660.0 feet; thence turn left 85 degrees 03 minutes 21 seconds for 330.0 feet to the South Quarter-Quarter line; thence turn left 94 degrees 56 minutes 39 seconds and along said Quarter-Quarter line for 660.0 feet to the point of beginning. According to survey of Ralph E. Chappell, RLS #10549, dated March 5, 2002.

Also, Lots 1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, and 27 in Block 116, according to Safford's Map of Shelby as recorded in Map Book 3, Page 47, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 21st

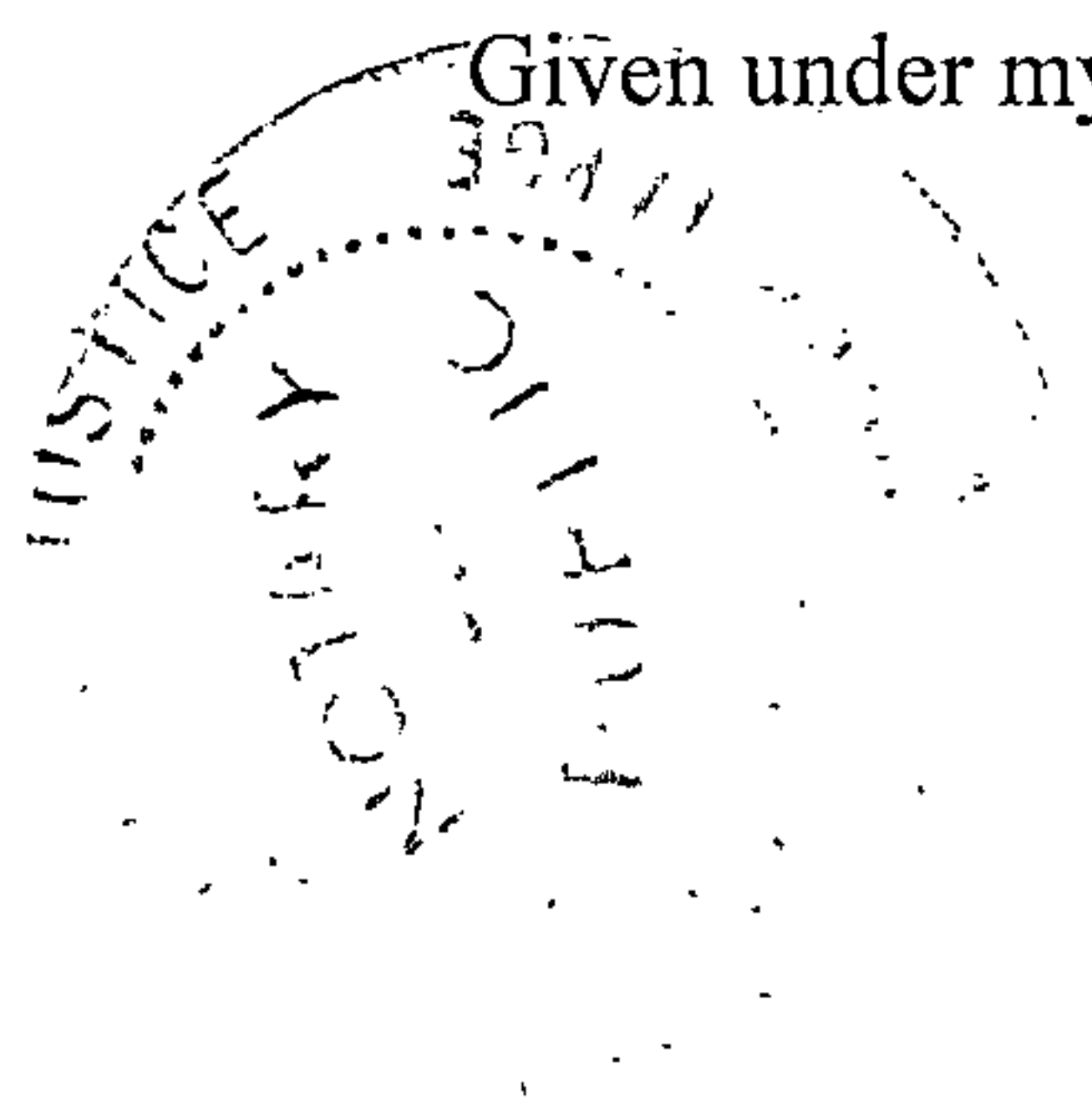
day of February, 2023.

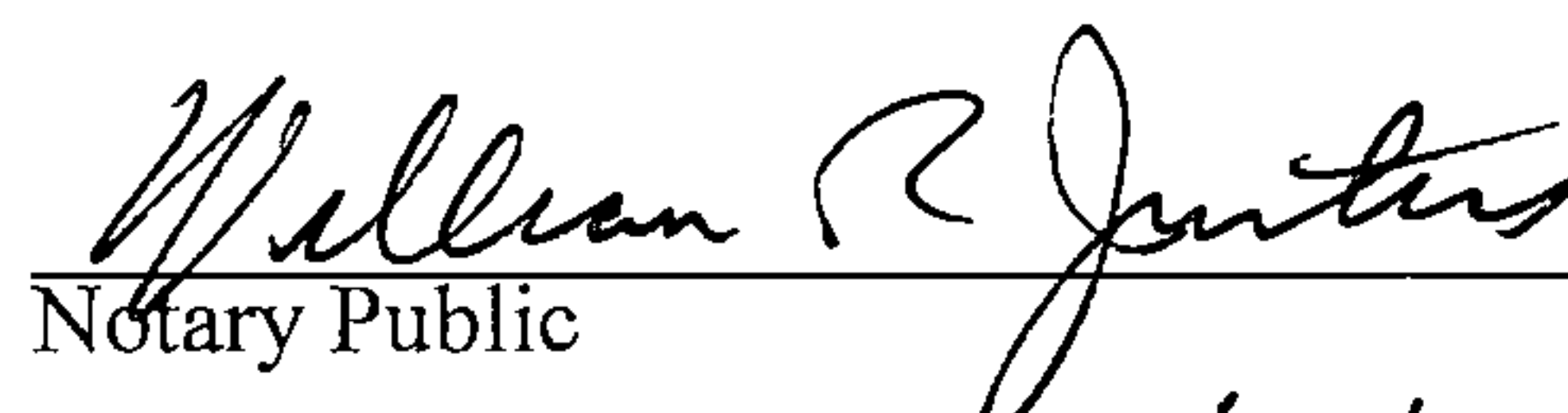

Judy R. Davis as personal representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy R. Davis, whose name as personal representative of the estate of Jerry G. Davis, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 2023.




Notary Public
My commission expires 9/12/23

Real Estate Sales Validation Form

20230222000047410 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/22/2023 10:46:48 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 (h).

Grantor's Name Estate of Jerry G. Davis
Mailing Address PO Box 1
Shelby, AL 35143

Grantee's Name Judy R. Davis
Mailing Address PO Box 1
Shelby, AL 35143

Property Address Strawberry Road &
Evergreen Road
Shelby, AL 35143

Date of Sale 2-21-23
Total Purchase Price \$
or
Actual Value \$ 254,010
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 assessor's current 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 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 2-21-23

Print Judy R. Davis, personal representative

☐ Unattested

(verified by)

Sign

Judy R. Davis
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1