



20230425000120440 1/3 \$107.00
Shelby Cnty Judge of Probate, AL
04/25/2023 02:02:50 PM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Don P. Davison
(Address) 49 Huntmaster Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and .00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I,

Sandra E. Lee, an unmarried woman

(herein refereed to as grantor) does grant, bargain, sell and convey unto

Don P. Davison

(herein referred to as **GRANTEE**) in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference for legal description.

This Deed prepared without benefit of title abstract or examination at grantee and grantor's request.
This Deed prepared without benefit of survey at grantee and grantor's request.
Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said **GRANTEE** herein in fee simple, and to his heirs and assigns, forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of April, 2023.

WITNESS

Sandra E. Lee (Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Sandra E. Lee, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2023.

My Commission Expires
July 9, 2025

My Commission Expires:

Laurie A. Walden
Notary Public

Shelby County, AL 04/25/2023
State of Alabama
Deed Tax: \$79.00



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Exhibit "A"

Commence at the Southwest corner of Section 25, Township 24 No., Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said Section 25 a distance of 895.58 feet to a point; thence turn an angle of 94 deg. 02' to the left and run Northerly a distance of 410.63 feet to a point; thence turn an angle of 89 deg. 17' right and run Easterly a distance of 173.12 feet to a point; thence turn an angle of 57 deg. 02' 39" to the right and run a distance of 368.53 feet to a point; thence turn an angle of 93 deg. 28' 28" to the left and run a distance of 15.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 56.90 feet to a point on the water line contour of Lay Lake; thence turn an angle to the right of 100 deg. 14' 55" and run Southerly along the said water line contour a chord distance of 94.37 feet to a point; thence turn an angle of 83 deg. 10' 07" to the right and run a distance of 45.65 feet to a point on the East line of a 10 foot wide access easement; thence turn an angle of 90 deg. 03' 36" to the right and run Northerly along the said East line of said access easement a distance of 90.31 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Sandra E. Lee
Mailing Address 49 Huntmaster Ln.
Pelham, AL 35124

Grantee's Name Don. P. Davison
Mailing Address 49 Huntmaster Ln.
Pelham, AL 35124

Property Address 131 Hammock Ln.
Shelby, AL 35743

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 78,970.00

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 Tax Assessor 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 4-25-22

Print Don P. Davison

Sign Don P. Davison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1