

PREPARED BY:

Marcus A. Jones, III
300 No. Richard Arrington Jr. Blvd., Suite 200
Birmingham, Alabama 35203-3357

SEND TAX NOTICE TO:

Ms. Donna S. Davidson
208 Lorrin Lane
Sterrett, Alabama 35147

WARRANTY DEED - WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of **TEN and no/100 DOLLARS (\$10.00)** and for other valuable consideration, the undersigned Grantor, **DONNA SANDERSON DAVIDSON**, a single woman, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **DONNA SANDERSON DAVIDSON**, (herein referred to as Grantor), do hereby convey my interest in the below legally described real property to **DONNA SANDERSON DAVIDSON**, a single woman, and **MICHAEL W. SANDERSON**, a single man, as joint tenants with right of survivorship, the following-described real estate, situated in Shelby County, Alabama, to-wit:

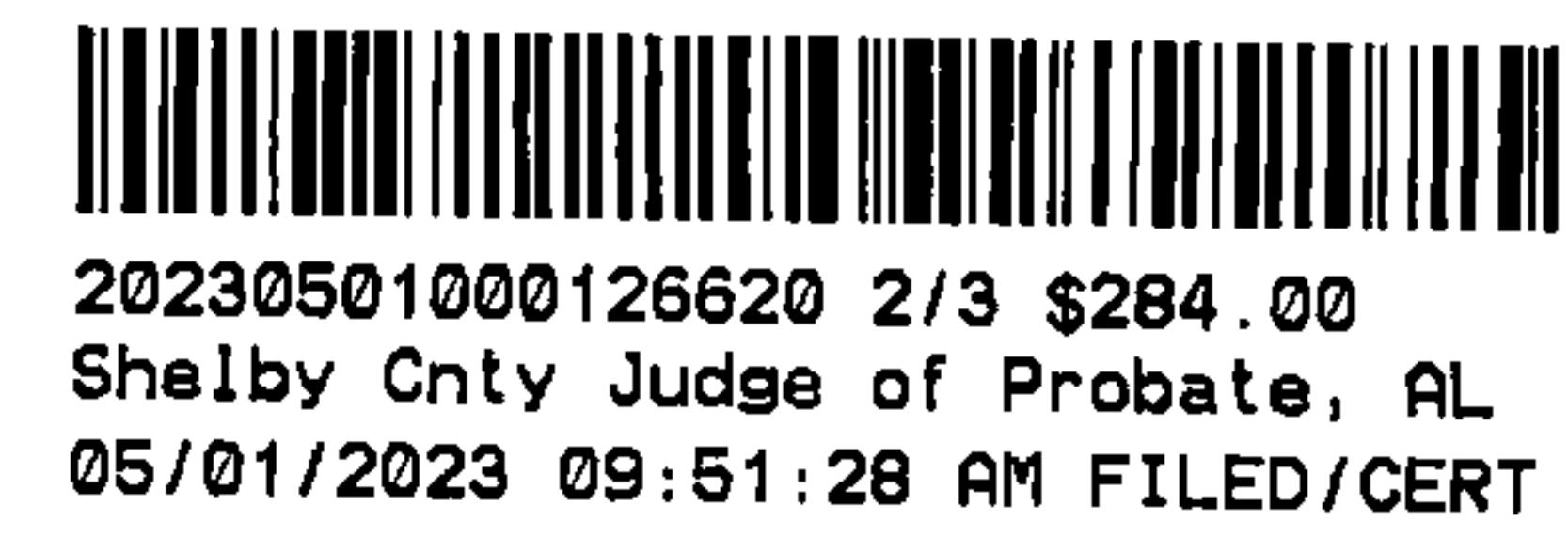
Lot 46A, according to the Resurvey of Lots 45 - 50 and 81 - 82, of the Villages at Westover Sector 1, as recorded in Map Book 41, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year beginning October 1, 2022, which constitutes a lien but are not yet due and payable until October 1, 2023.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions appearing of record in Inst. N. 2008 - 1335.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2007 - 22975.**
- 6. Right-of-way granted to BellSouth Telephone Company recorded in Inst. No. 2006-52108.**

THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE DOCUMENTS WERE EXAMINED.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever.



And we do, for and for the heirs, executors and administrators, covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise stated; that we have a 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21 day of March, 2023.

Donna Sanderson Davidson
DONNA SANDERSON DAVIDSON

STATE OF South Carolina
COUNTY OF Charleston

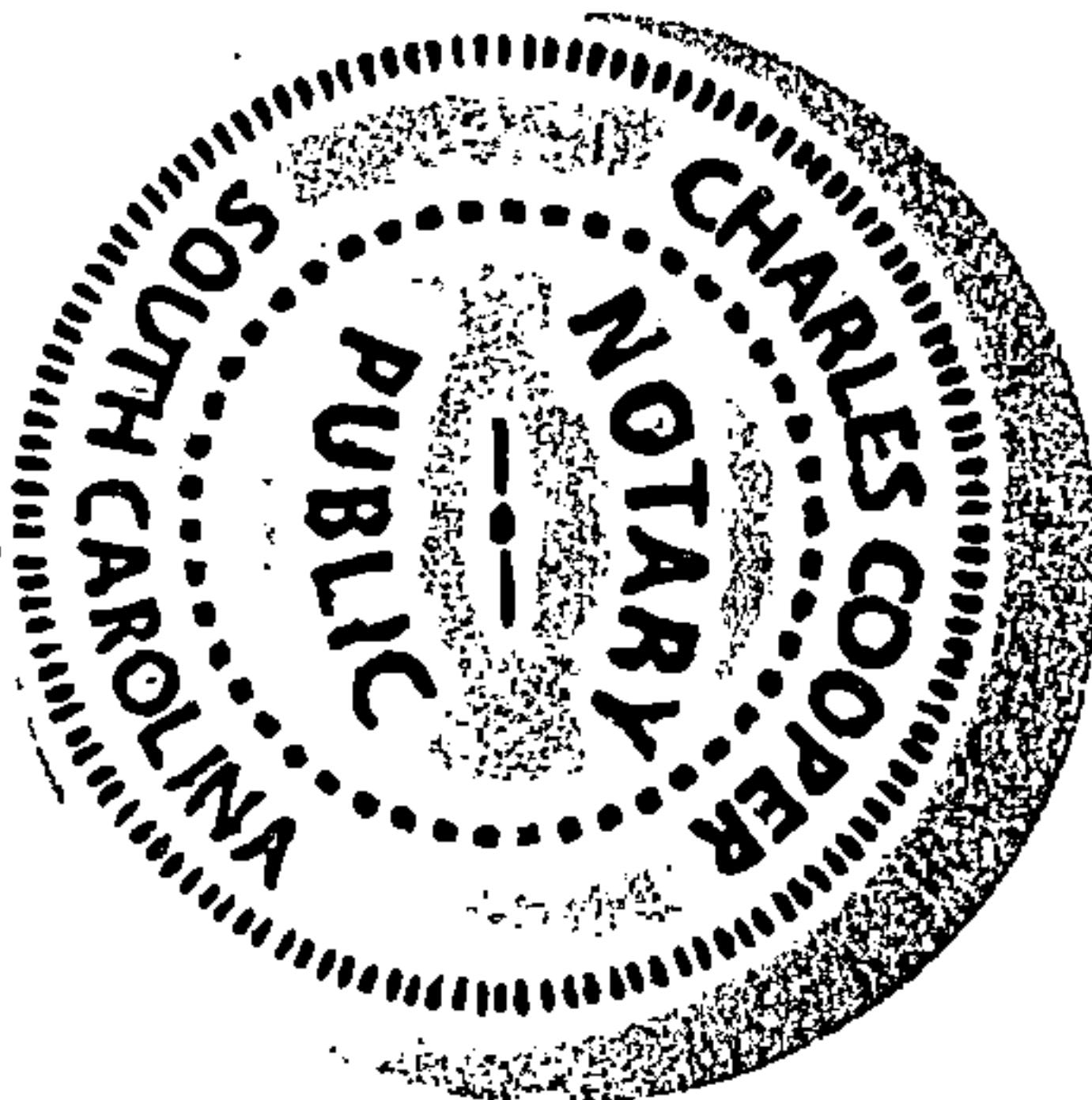
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DONNA SANDERSON DAVIDSON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, she executed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

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

Charles Cooper
Notary Public

My Commission Expires: 3/2/31

CHARLES COOPER
Notary Public, State of South Carolina
My Commission Expires 03/02/2031



Real Estate Sales Validation Form

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

20230501000126620 3/3 \$284.00
Shelby Cnty Judge of Probate, AL
05/01/2023 09:51:28 AM FILED/CERT

Grantor's Name Donna S. Davidson
Mailing Address 208 Lorrin Lane
Sterrett, AL 35147

Grantee's Name Donna S. Davidson & Michael W. Sanderson
Mailing Address 208 Lorrin Lane
Sterrett, AL 35147

Property Address 208 Lorrin Lane
Sterrett, AL 35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 255,900.00

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

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 5/1/23

Print Matthew Moore

Unattested

Sign Matthew Moore

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1