

THIS INSTRUMENT PREPARED BY:  
MATTHEW T. MURPHY  
J. CLAY MADDOX, LLC  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975

20230510000137780 1/3 \$163.00  
Shelby Cnty Judge of Probate, AL  
05/10/2023 11:10:26 AM FILED/CERT

## WARRANTY DEED

### SEND TAX NOTICES TO:

1687 Flyway View Ln.  
Alabaster AL 35007

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, Sarah M. Davenport, a single person in hand paid by the GRANTEE, Heath Davenport, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Chilton County, Alabama, to wit:

Lot 4 in Block 4 Third Sector of Fall Acres Subdivision in and being a part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 3, Township 21 South, Range 3 West, as shown by plat recorded in Map Book 5 page 79 in the Probate Office of Shelby County, Alabama.

Subject to the following restrictions: All lots are for residential purposes only, and dwellings shall have a minimum of 1600 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence either temporarily or permanently and this covenant shall attach to and run with the land.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

NOTE: Harold L. Davenport passed from this life on or about 11-20-2008.

Shelby County, AL 05/10/2023  
State of Alabama  
Deed Tax: \$135.00





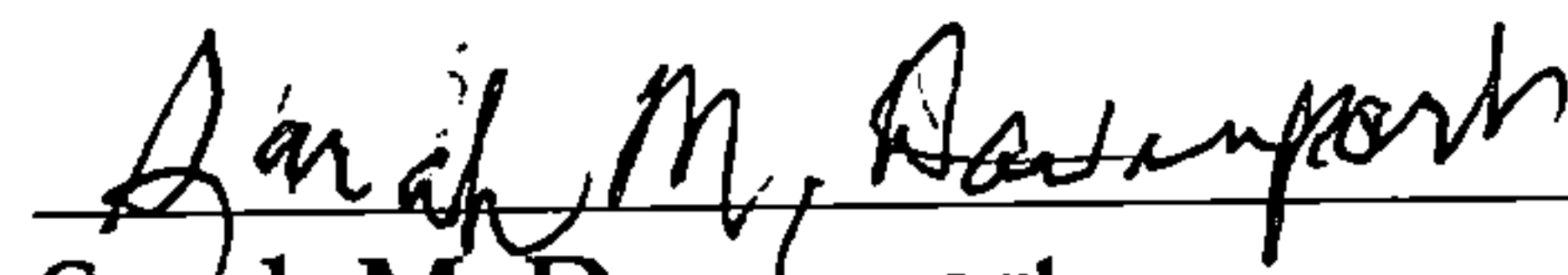
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Prior Deed Reference: Book: 283 Page: 63

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

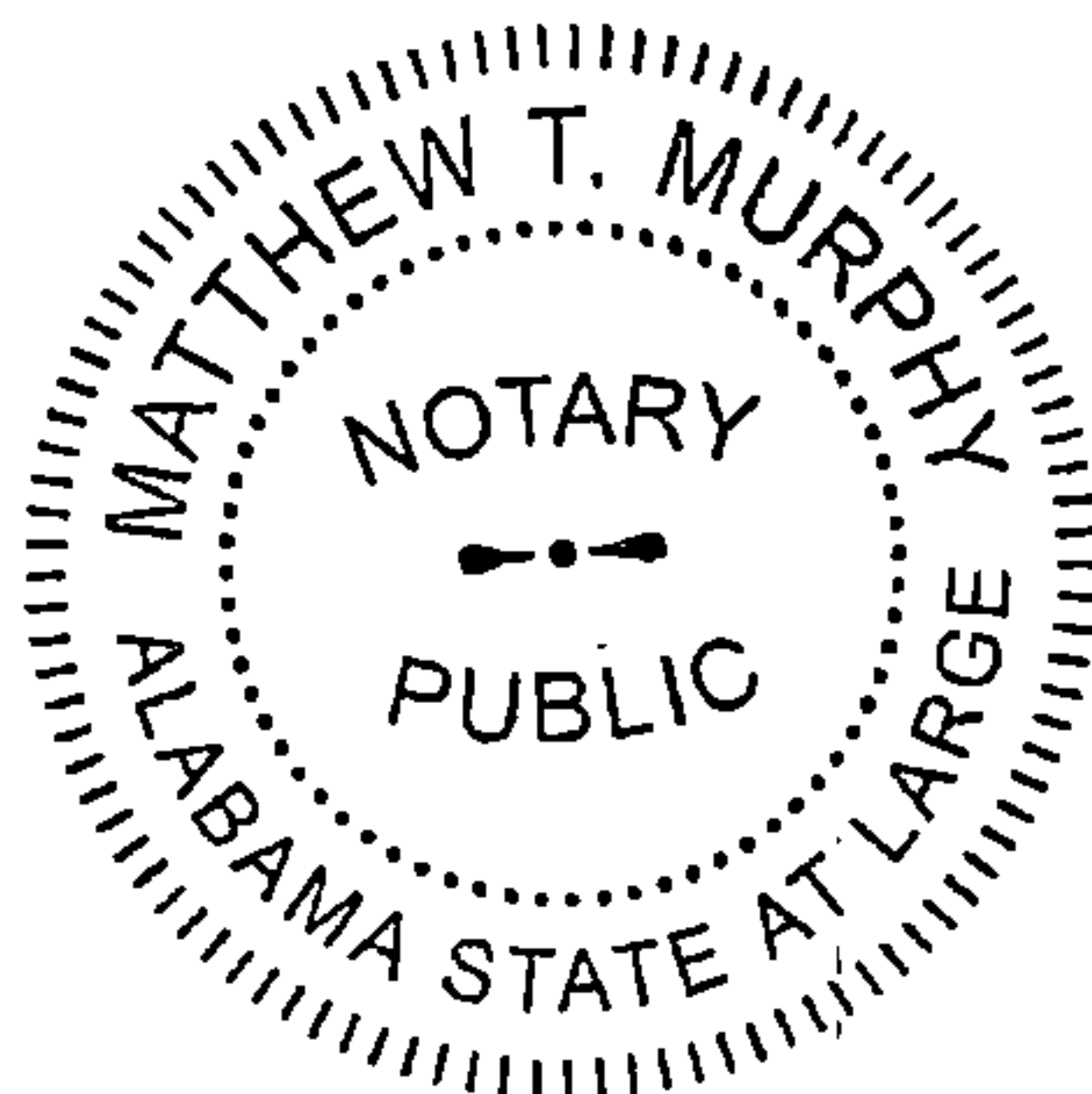
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 8<sup>th</sup> day of May, 2023.

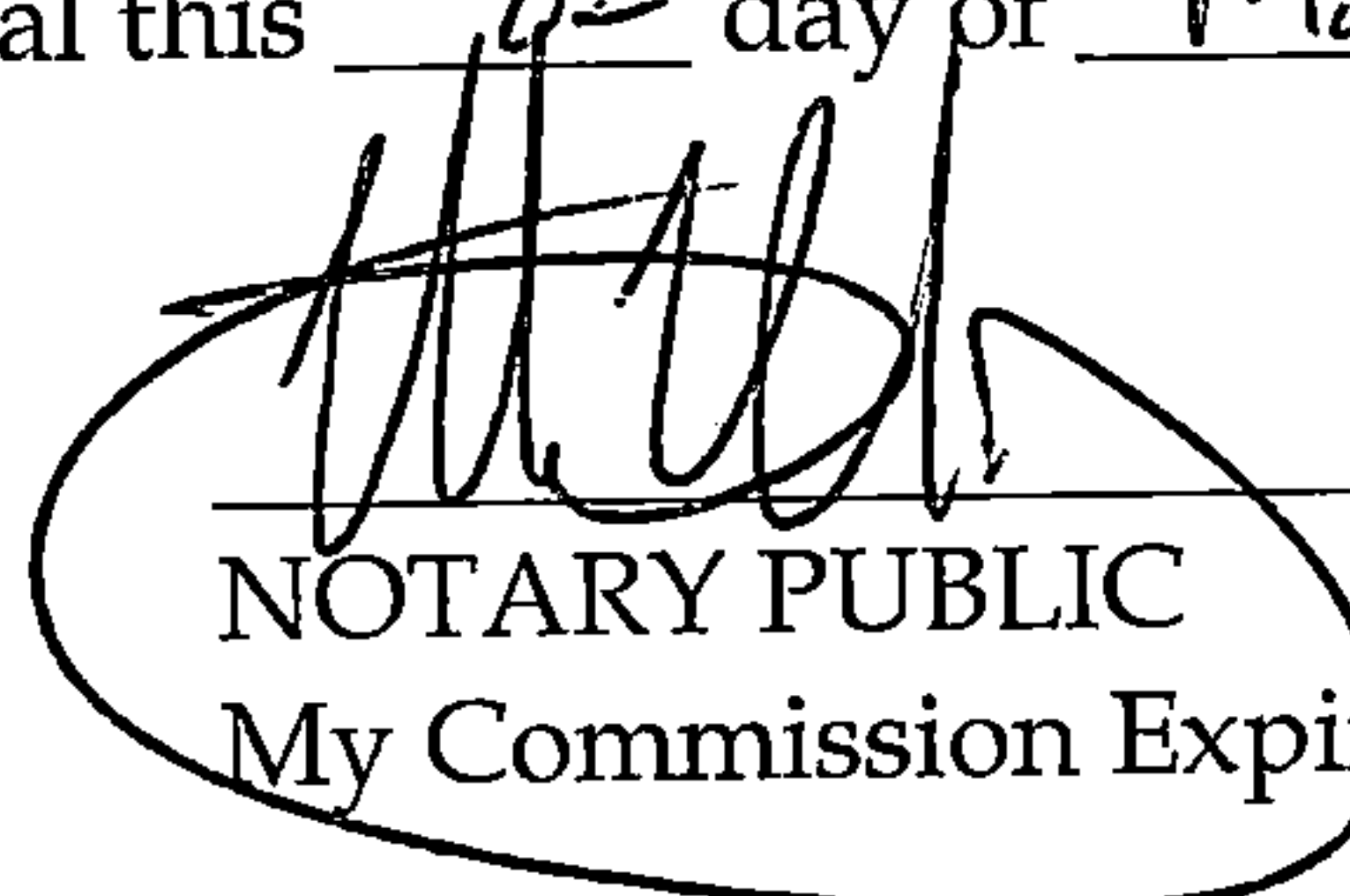
  
Sarah M. Davenport

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify **Sarah M. Davenport**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of May, 2023.



  
NOTARY PUBLIC  
My Commission Expires: 12-3-2025



# Real Estate Sales Validation Form

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

Grantor's Name Sarah Davenport  
Mailing Address 551 14th St SW  
Alabaster, AL 35007

Grantee's Name Heath Davenport  
Mailing Address 1082 Flyway View Ln  
Alabaster, AL 35007

Property Address 551 14th St  
SW Alabaster, AL  
35007

Date of Sale 5/8/23  
Total Purchase Price \$ 135,000  
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  
☒ 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 a

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 5/10/23

Print

Heath Davenport

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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