

This Instrument was Prepared by:

Send Tax Notice To: Alyson Davis
Daniel Blake Moody

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29251

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Danna Morris a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alyson Davis and Daniel Blake Moody**, joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

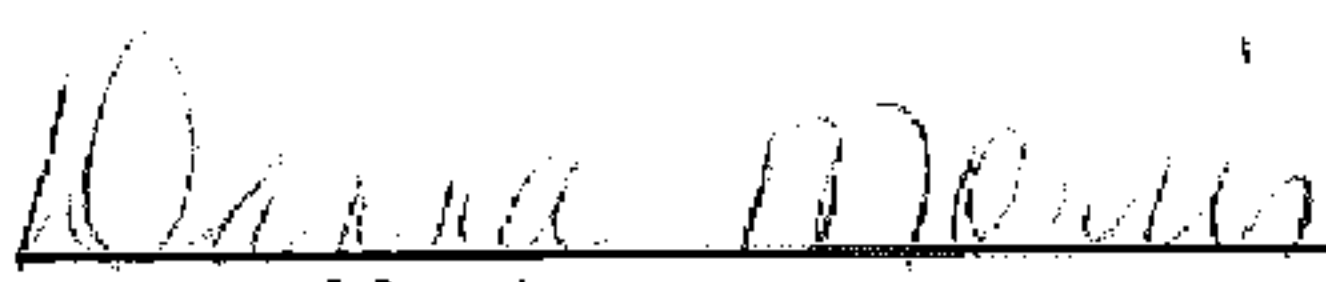
Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$216,015.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of July, 2023.


Danna Morris

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Danna Morris, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024

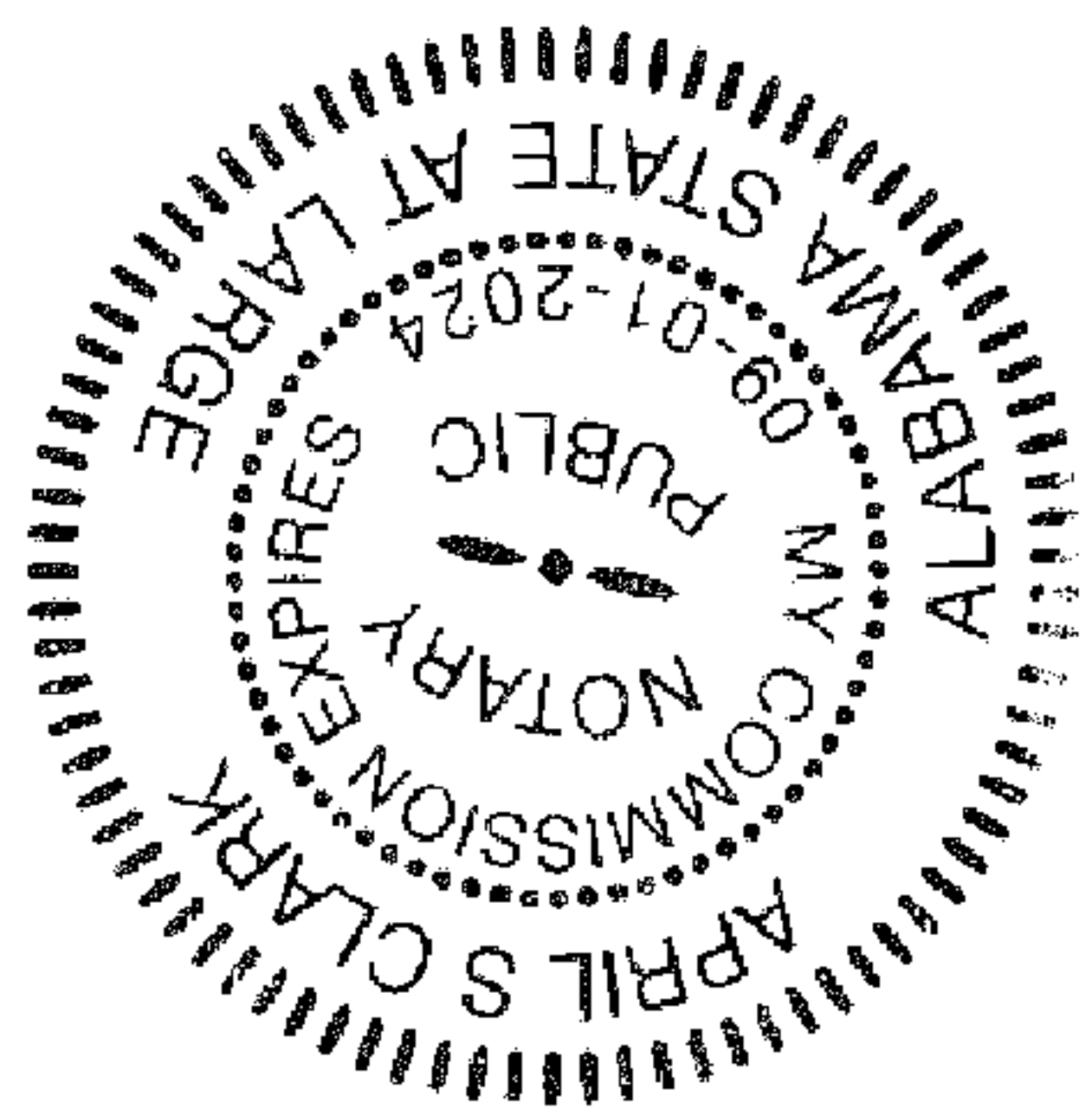


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northwest corner of Lot 15, the same being the North most point of said lot on the East line of Myrtle Street, according to McDow- Harrison-Walton Subdivision recorded in Map Book 3, Page 153, in the Probate Office of Shelby County, Alabama, and run thence South 50 degrees 13 minutes East 140 feet along the Northerly line of said Lot 15; thence run in a Northeasterly direction 173.3 feet to a point on Milstead Road, being the new County Highway being constructed across Mount Dixie, which said point is 130 feet Southeast of the East line of Myrtle Street; thence run in a Northwesterly direction along the right of way line of said Milstead Road 130 feet to the East Line of Myrtle Street; thence run in a Southwesterly direction along the Easterly line of Myrtle Street 93 feet to the point of beginning. Being a part of the SW 1/4 of SE 1/4 of Section 24 and a part of the NW 1/4 of NE 1/4 of Section 25, all in Township 21 South, Range 1 West, Shelby County, Alabama.

24 MONTH CHAIN OF TITLE:

Corporation Form Warranty Deed to Danna Morris dated January 15, 2021 and recorded in Instrument #: 20210121000033010, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Danna Morris	Grantee's Name	Alyson Davis
Mailing Address	<u>335 Hwy 37</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>Daniel Blake Moody</u> <u>115 Myrtle St</u> <u>Columbiana AL 35051</u>
Property Address	<u>115 Myrtle St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 21, 2023</u>
		Total Purchase Price	<u>\$220,000.00</u>
		or	
		Actual Value	<u> </u>
		or	
		Assessor's Market Value	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 of 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 July 18, 2023

Print Danna Morris

 Unattested

Sign Danna Morris
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2023 09:06:30 AM
\$32.00 JOANN
20230724000220170



Form RT-1

Allen S. Boyd