

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Jessie Davis and Malah Williamson Davis  
12881 Highway 41 N  
Leeds, AL 35094-6237

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

**JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Thousand and No/100 (\$200,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Melissa Jones Gunnells, a married woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jessie Davis and Malah Williamson Davis** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" Legal Description

\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor that of her spouse.

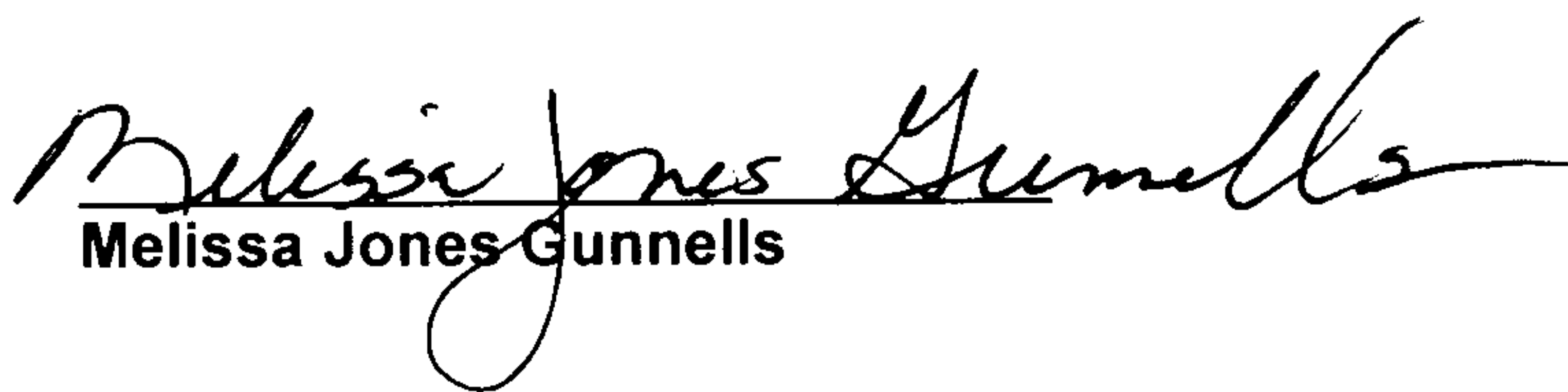
Subject To:

- 1) Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Title to all minerals within and underlying the premises, together with all mining rights and other rights privileges and immunities relating thereto as recorded in Deed Book 9, Page 211 and Deed Book 52, Page 316, in the Probate Office of Shelby County, Alabama. (Parcel I)
- 4) 50-Foot Right of Way to Georgia Central Railroad as shown by deed recorded in Deed Book 9, Page 211 in the Probate Office of Shelby County, Alabama. (Parcel I)
- 5) Reservations contained in deed from South and North Alabama Railroad Company to Alabama State Land Company as recorded in Deed Book 67, Page 132, in the Probate Office of Shelby County, Alabama. (Parcel I)
- 6) Transmission line permit to Alabama Power Company as recorded in Deed Book 131, Page 138; Deed Book 171, Page 278; Deed Book 223, Page 106; Deed Book 171, Page 302; Deed Book 240, Page 424 and Deed Book 280, Page 291, in the Probate Office of Shelby County, Alabama. (Parcels II and III)
- 7) Title to one half interest in all minerals and mining rights and privileges belonging thereof, in and under said land and right of way of public road and telephone line, as reserved in deed from Mrs. C.G. Holliday and husband, to Vera D. Whitehead, recorded in Deed Book 116, Page 435, in the Probate Office of Shelby County, Alabama. (Parcels II and III)
- 8) Rights of way to Shelby County as recorded in Deed Book 260, Page 752; Deed Book 222, Page 257 and Deed Book 260, Page 754, in the Probate Office of Shelby County, Alabama.
- 9) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
- 10) Transmission Line Permit to Alabama Power Company as recorded in Deed Book 82, Page 205 and Deed Book 114, Page 13 in the Probate Office of Shelby County, Alabama. (Parcel I).
- 11) Reservations contained in deed to Jefferson Lumber Company, dated November 9, 1913, recorded in Deed Book 53, Page 208, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **24th** day of July, 2023.

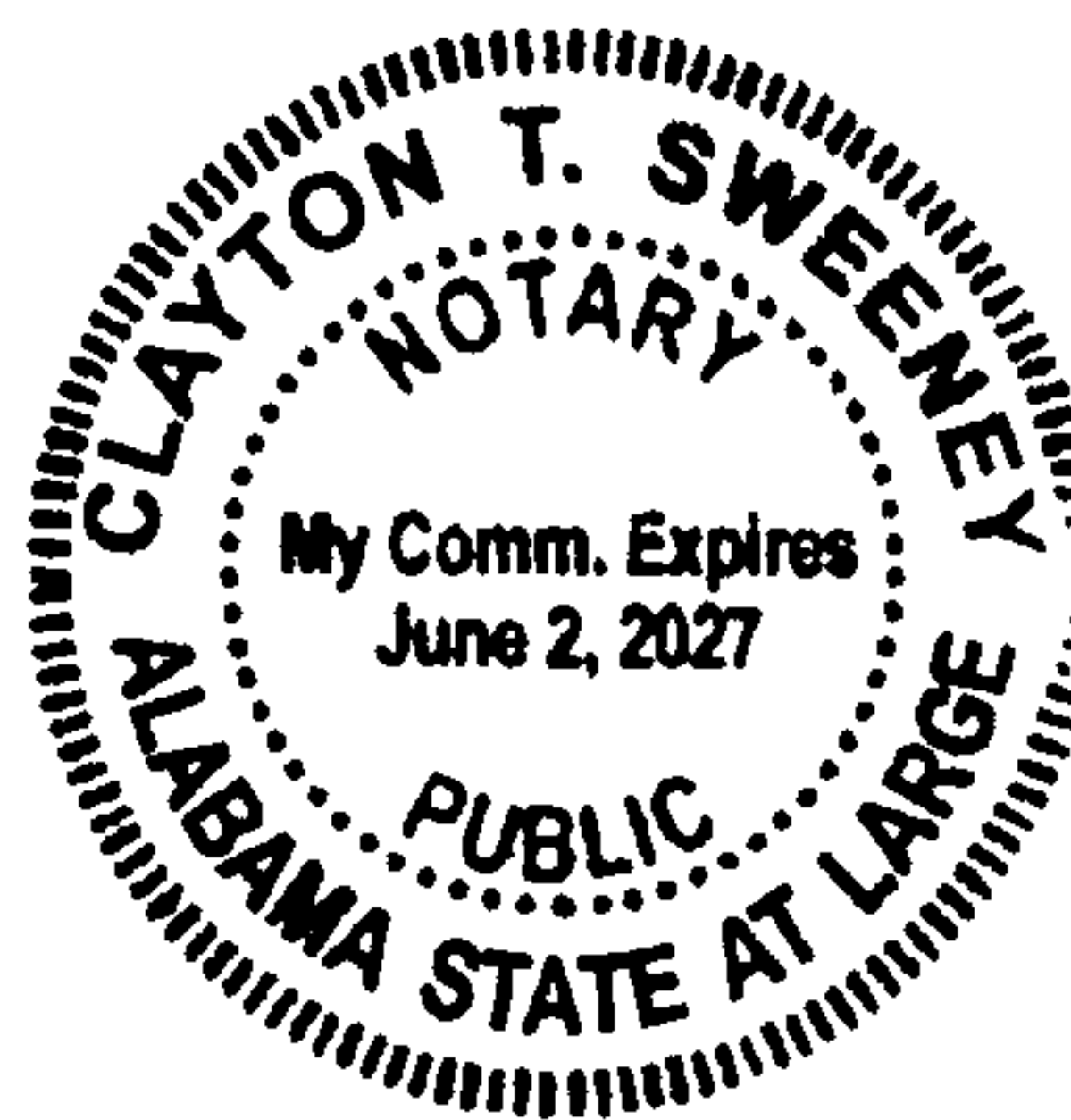
  
Melissa Jones Gunnells

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Melissa Jones Gunnells, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of July, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2027



(must affix seal)



20230728000227390 3/4 \$131.00  
Shelby Cnty Judge of Probate, AL  
07/28/2023 01:24:24 PM FILED/CERT

## EXHIBIT "A"

### LEGAL DESCRIPTION

A parcel of land situated in the Southwest quarter of Section 34, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 5/8 inch rebar found at the Southwest corner of said Section 34; thence run North 89° 16' 18" East for a distance of 913.49 feet to a point on the Northwest Right-of-Way of Shelby County Highway 41, said point being on a curve to the right having a central angle of 05° 13' 26", a radius of 2251.83 feet and a chord bearing of North 34° 33' 43" East; thence run in a Northeasterly direction along said Northwest Right-of-Way and also along the arc of said curve for a distance of 205.31 feet to a point; thence run North 37° 10' 26" East along said Northwest Right-of-Way for a distance of 79.20 feet to a point on a curve to the right having a central angle of 18° 35' 52", a radius of 1574.64 feet and a chord bearing of North 46° 28' 22" East; thence run in a Northeasterly direction along said Northwest Right-of-Way and also along the arc of said curve for a distance of 511.12 feet to a point; thence run North 57° 39' 37" East along said Northwest Right-of-Way for a distance of 271.06 feet to an iron pin set with SSI cap at the point of beginning; thence run North 44° 01' 10" West for a distance of 299.03 feet to an iron pin set with SSI cap; thence run North 57° 36' 29" East for a distance of 165.71 feet to an iron pin set with SSI cap; thence run South 48° 36' 32" East for a distance of 217.35 feet to an iron pin set with SSI cap; thence run South 37° 50' 10" East for a distance of 84.73 feet to an iron pin set with SSI cap on said Northwest Right-of-Way; thence run South 57° 39' 37" West along said Northwest Right-of-Way for a distance of 174.18 feet to the point of beginning. Said parcel containing 1.2 acres, more or less.

# Real Estate Sales Validation Form

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

Grantor's Name	Melissa Jones Gunnells	Grantee's Name	Jessie Davis and Malah Williamson Davis
Mailing Address	1796 Murray Hill Road Vestavia Hills, AL 35216	Mailing Address	12881 Highway 41 N Leeds, AL 35094-6237
Property Address	1Acre and Dwelling 12881 Highway 41 N Leeds, AL 35094-6237	Date of Sale	July 24, 2023
		Total Purchase Price	\$ 200,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



20230728000227390 4/4 \$131.00  
Shelby Cnty Judge of Probate, AL  
07/28/2023 01:24:24 PM FILED/CERT

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other – property tax redemption       |
| <input type="checkbox"/> 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 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 \_\_\_\_\_

Print Melissa Jones Gunnells

Unattested

(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one