

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
*Perry Willis*  
*5216 HWY 47*  
*Shelby AL 35143*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Perry E. Willis, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Camden Davis (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein reserves a LIFE ESTATE in and to the property described on Exhibit A. Grantor is the surviving grantee in Real Book 238, Page 346, Probate Office, Shelby County, Alabama, the other Grantee, Robbie E. Willis, is deceased having died on March 13, 2022.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

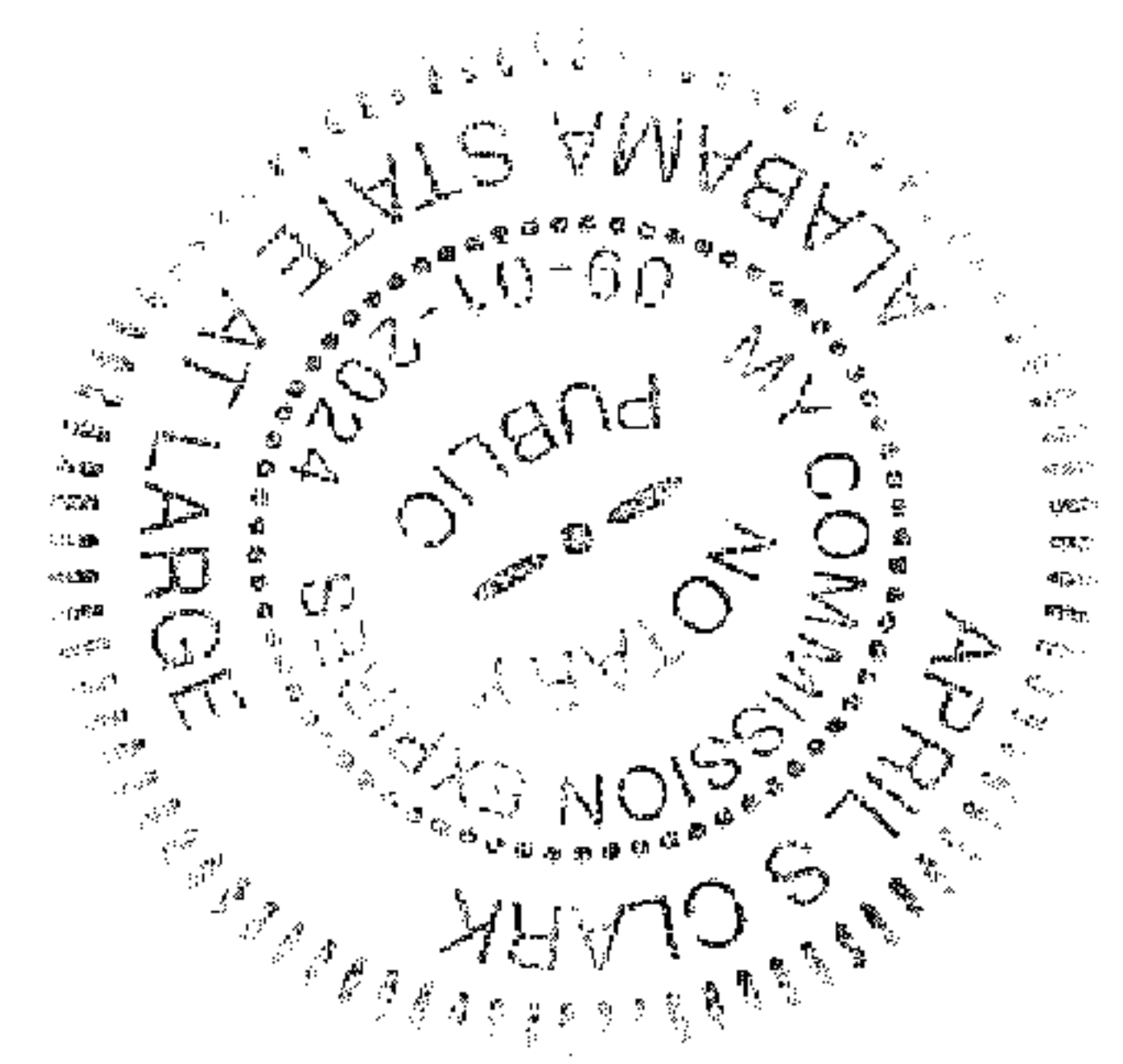
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 28<sup>th</sup> day of November, 2023.

*Perry E Willis*  
\_\_\_\_\_  
**Perry E. Willis**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Perry E. Willis**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of November, 2023.



*April Clark*  
\_\_\_\_\_  
Notary Public  
My Commission Expires 9-1-2024

EXHIBIT A - LEGAL DESCRIPTION

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Begin at Southwest corner Fractional Section 19, Township 22, Range 1 East, thence North 86 deg. 50 min. East along Base line 825.2 feet to a point; thence North 3 deg. 30 min. West 206 feet for a point of beginning; thence North 86 deg. 30 min. East 385 feet to West boundary of old Montgomery Road; thence North 14 deg. 10 min. West 203.9 feet along West boundary of above said road; thence South 86 deg. 30 min. West 346 feet; thence South 3 deg. 30 min. East 200 feet to point of beginning containing 1.64 acres more or less, lying and being in Fraction D of Fractional Section 19, Township 22, Range 1 East in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/28/2023 01:56:04 PM  
\$78.00 JOANN  
20231128000344460

*Ann S. Boyd*

Real Estate Sales Validation Form

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

Grantor's Name Perry Willis  
Mailing Address 5216 Hwy 47  
Shelby AL  
35143

Grantee's Name Perry Willis  
Mailing Address 5216 Hwy 47  
Shelby AL  
35143

Property Address 5216 Hwy 47

Date of Sale 11-28-23  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 50,000.00

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 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 \_\_\_\_\_

Print Perry Willis

Sign Perry Willis

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one