


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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20240205000028980 1/3 \$156.00
Shelby Cnty Judge of Probate, AL
02/05/2024 03:32:19 PM FILED/CERT

Send Tax Notice to:
Paula Davenport
1970 Point Windy Dr
Jacksons Gap, AL
36861

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY SEVEN THOUSAND DOLLARS AND NO CENTS (\$127,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Joyce Lutz, a single woman and Cliassa Crouch, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Brett Davenport and Paula Davenport (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION
Cliassa Crouch is one in the same as Cliassa Edwards.

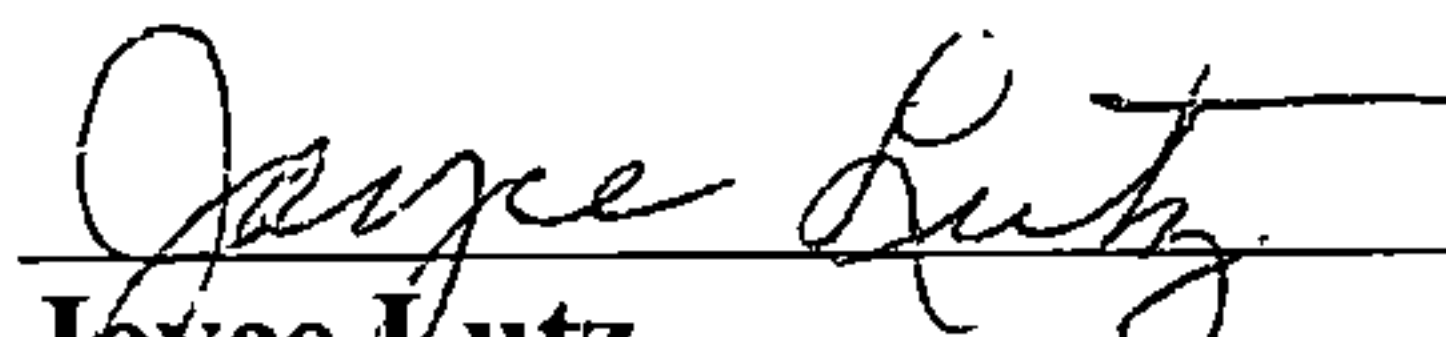
SUBJECT TO:

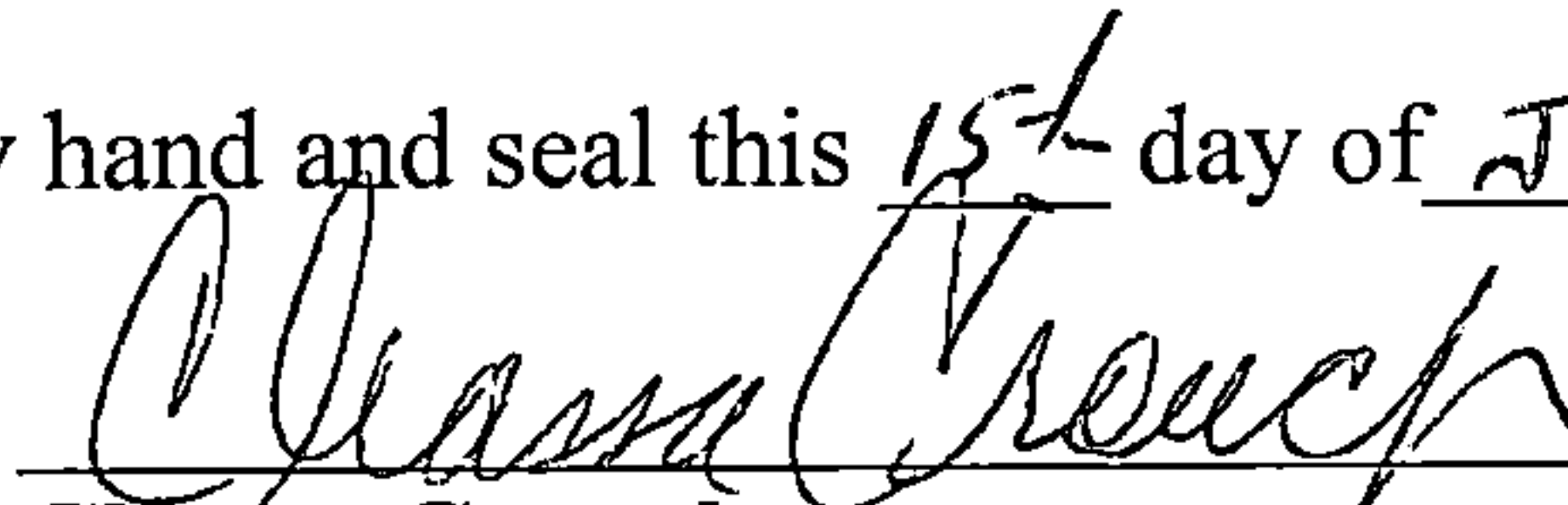
1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15th day of Jan, 2024.

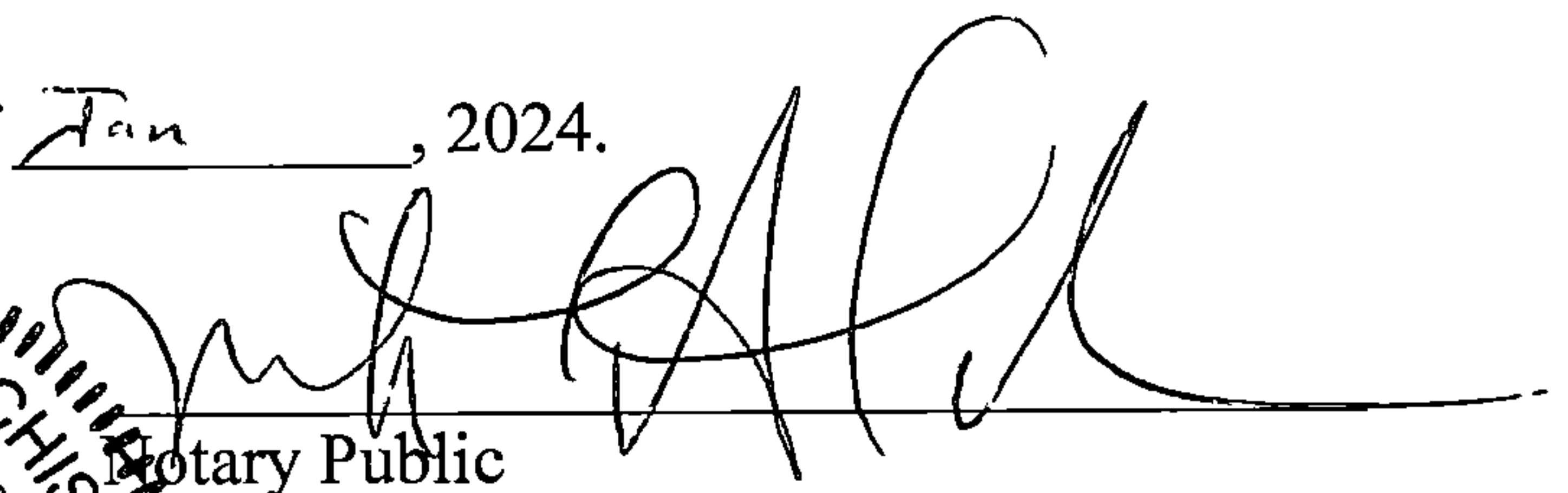
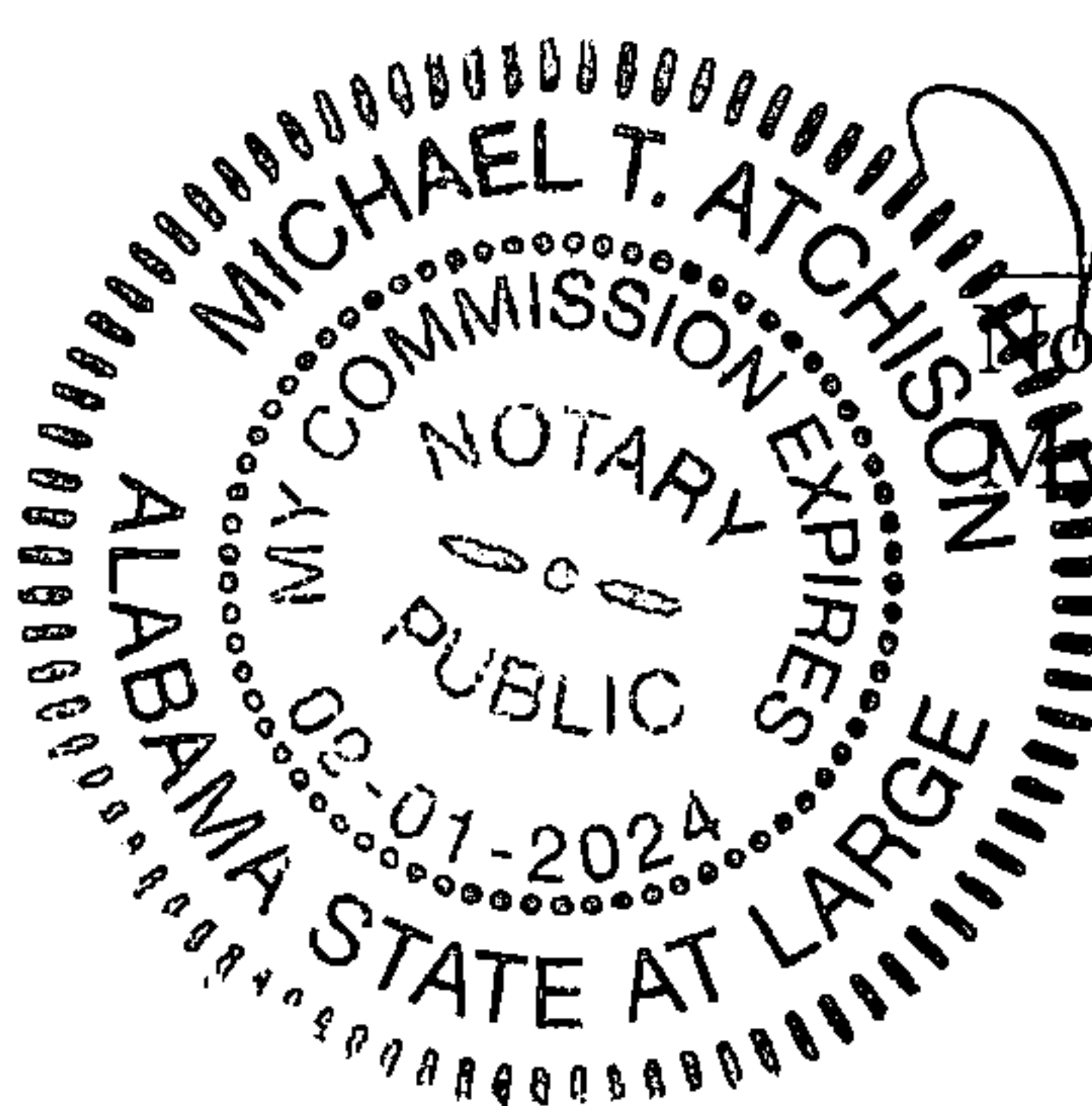

Joyce Lutz.


Cliassa Crouch

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Joyce Lutz, Cliassa Crouch and Paula Davenport**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of Jan, 2024.


Notary Public
My Commission Expires: 9/1/2024




20240205000028980 2/3 \$156.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

All that part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 4 West, that lies on the West side of the main line right of way of Southern Railroad, commonly known as 3-B. Less and except any part lying within the W.H. Sturdivant burial lot as recorded in deed record in Deed Book 120, Page 100, in Probate Office.

Situated in Shelby County, Alabama.

Parcel 2:

A tract of land located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows:

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 26, lying Northwest of the Norfolk Southern rail line.

Joyce Lutz, Grantor herein, is the surviving grantee in Instrument No. 1996-26932, Probate Office, Shelby County, Alabama. The other Grantee, Paul Lutz, having died on January 4, 2016.

PIN: 12-8-27-0-000-001.000

BEG NE COR SEC 27, S137 TO NW ROW SOUTHER RAILWAY SW ALG ROW 387.24 NW 64.82 NE 343.39 N 117.63 E 60 TO POB.

BEING PART OF THE NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 4 WEST, 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 x Clissa Crouch
Mailing Address 1008 Regency Way
B'ham, AL 35242

Grantee's Name Paula Davenport
Mailing Address 1970 Painter Windy Dr
Jacksons Gap, AL 36861

Property Address Acroye

Date of Sale 1-15-24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 127,000

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 ☐ Appraisal
☐ Sales Contract ☒ Other Family Transfer
☐ 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 1/15/2024
Unattested

(verified by)

Print Clissa Crouch
Sign Clissa Crouch
(Grantor/Grantee/Owner/Agent) circle one