

**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**



20240209000033470 1/3 \$88.00  
Shelby Cnty Judge of Probate, AL  
02/09/2024 12:07:08 PM FILED/CERT

Send Tax Notice to:  
**Vicky D. Reeves**  
**104 Wood Forest Ln**  
**Sterrett AL 35147**

**WARRANTY DEED**

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY EIGHT THOUSAND DOLLARS AND ZERO CENTS (\$58,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Jimmy Wayne Davis, a married man, Vicky D. Reeves, a married woman, and William S. Davis, a married man and Ryan Brasher, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Vicky D. Reeves* (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.

No part of the homestead of the Grantors herein or spouse, if any.  
Grantors herein are all the heirs at law of Margaret Joyce Davis, having died October ~~20~~, 2023  
Margaret Joyce Davis is the surviving grantee in Deed Book 355, Page 352, the other grantee, William D. Davis, having died on February 20, 2002. Ryan Brasher is the only heir of Carie Davis, having died in testate, March 25, 2004. Carie Davis was the daughter of Margaret Joyce Davis and William D. Davis.

**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 9<sup>th</sup> day of February, 2024.

*Jimmy Wayne Davis*  
**Jimmy Wayne Davis**

*Vicky D. Reeves*  
**Vicky D. Reeves**

*William S. Davis*  
**William S. Davis**

*Ryan Brasher*  
**Ryan Brasher**

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

Shelby County, AL 02/09/2024  
State of Alabama  
Deed Tax: \$58.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Jimmy Wayne Davis, Vicky D. Reeves, William S. Davis and Ryan Brasher*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of February, 2024.

*Michael T. Atchison*  
Notary Public  
My Commission Expires: 9/1/2024

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Exhibit "A"- Legal Description

A tract of land located in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 24, Township 18, Range 1 East, more particularly described as follows: Begin at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 209 feet to a point; thence run West, parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 209 feet; thence run South, parallel to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 209 feet to a point on the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 209 feet to the point of beginning.



# Real Estate Sales Validation Form

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

Grantor's Name Timmy Wayne Davis  
Mailing Address 274 Edge Linn Lane  
Vandiver, AL 35176

Grantee's Name Vicky D. Reeves  
Mailing Address 104 Wood Forest Dr  
Starrville, AL 35147

Property Address 154 Forest Rd  
Starrville, AL 35147

Date of Sale 9 Feb 2024  
Total Purchase Price \$ 58,000  
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 any

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 9 Feb 2024

Unattested

(verified by)

Print Timmy Wayne Davis

Sign X Timmy Wayne Davis

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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