

SEND TAX NOTICE TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**This instrument was prepared by:**

Frank Steele Jones  
Regency Title & Closing, LLC  
500 Southland Drive, Suite 230  
Birmingham, Alabama 35226

2/3 of Assessed Value \$161,800.

## WARRANTY DEED

STATE OF ALABAMA

)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)

That in consideration of **Ten Dollars and No Cents (\$ 10.00)**, and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Mary Eloise Deavours, an unmarried woman, by and through her Attorneys in Fact, David Lynn Deavours and Brenda Kay D. Busby** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Mary Eloise Deavours, David Lynn Deavours and Brenda Kay D. Busby** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

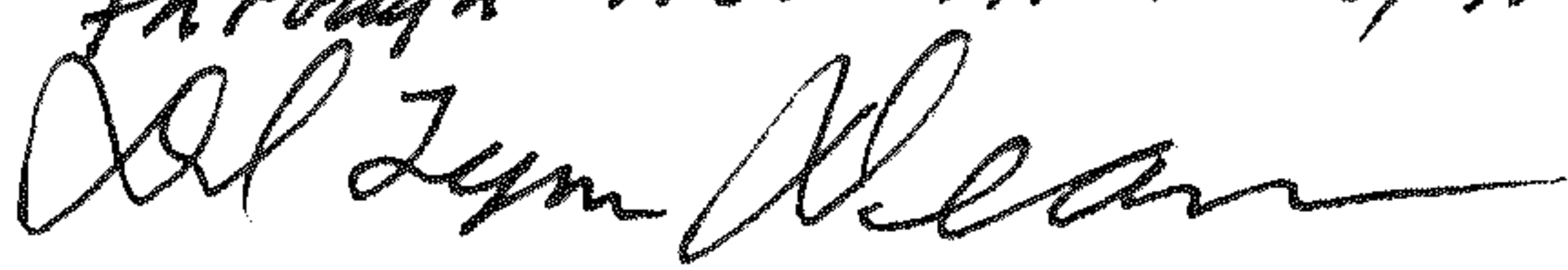
**Lot 14, and the East half of Lot 13 (58.76 x 184.68), according to Sector Two, resurvey of the First Addition to J. G. Lacey Subdivision, as recorded in Map Book 5, page 8 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**


**Mary Eloise Deavours is the sole surviving grantee, the other grantee, Milford Deavours, having died on or about December 2, 1993.**

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28 day of **May, 2024**.

Mary Eloise Deavours by and  
through her attorney in fact,  
  
(SEAL)  
Mary Eloise Deavours by and through her Attorney in Fact,  
David Lynn Deavours

Mary Eloise Deavours by and Through  
her Attorney in Fact,  
  
(SEAL)  
Mary Eloise Deavours by and through her Attorney in Fact,  
Brenda Kay D. Busby

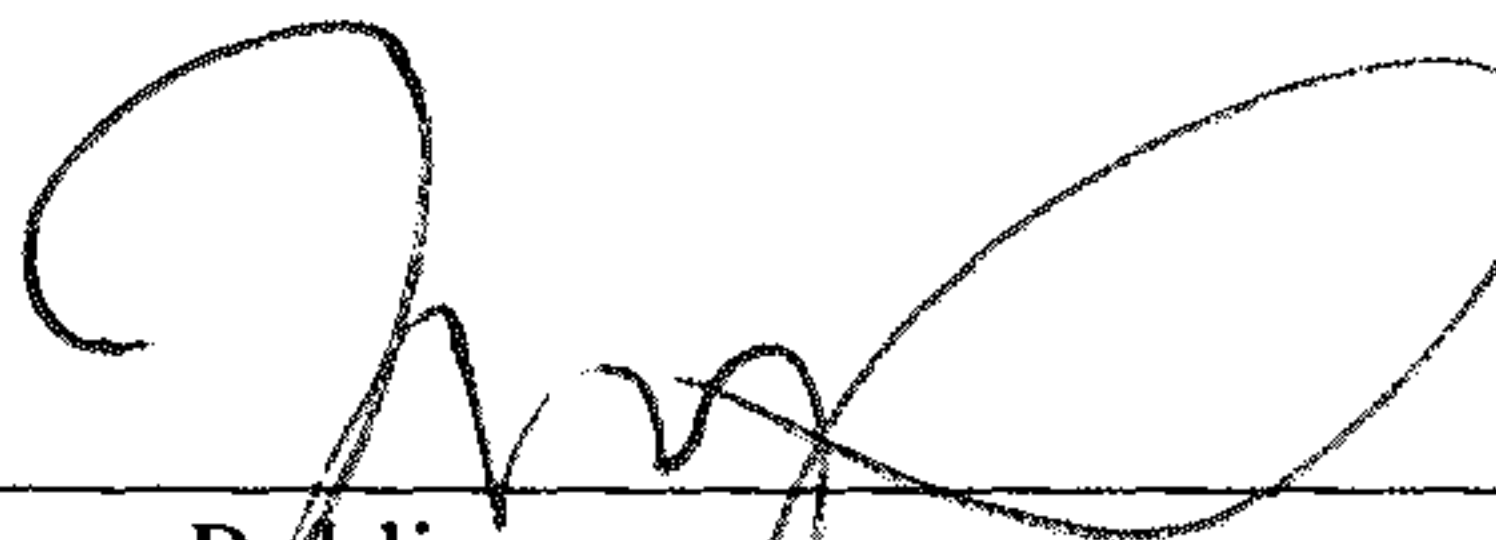
STATE OF ALABAMA       )  
                                      )  
JEFFERSON COUNTY       )

**General Acknowledgment**

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **David Lynn Deavours and Brenda Kay D. Busby**, as **Attorneys in Fact for Mary Eloise Deavours**, 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 as the act of **Mary Eloise Deavours** on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of **May, 2024**.

Frank Steele Jones  
Notary Public, Alabama State At Large  
My Commission Expires 3/14/2027

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/14/2027

**File# 2024080**

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

Grantor's Name Mary Eloise Deavours  
 Mailing Address 1015 5TH CT S W  
ALABASTER AL 35007

Grantee's Name Mary Eloise Deavours, David Lynn Deavors  
and Brenda Kay Busby  
 Mailing Address 1015 5TH CT S W  
ALABASTER AL 35007

Property Address 1015 5TH CT S W  
ALABASTER AL 35007

Date of Sale May 23, 2024Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 242,700

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/31/2024 10:48:08 AM  
 \$272.00 BRITTANI  
 20240531000161600



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  
x 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 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 5/23/2024Print Frank Steele JonesUnattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**