

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:

CURTIS DAVIS
113 GRASONVILLE ROAD
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars (\$269,900.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, ASHLEY S. HORTON, AN UNMARRIED PERSON (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto CURTIS DAVIS AND MILISWA DAVIS (herein referred to as "Grantee"), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 99, ACCORDING TO THE SURVEY OF CHESAPEAKE SUBDIVISION, AS RECORDED IN MAP BOOK 37, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$265,010.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hands and seals, this 8th day of AUGUST, 2024.

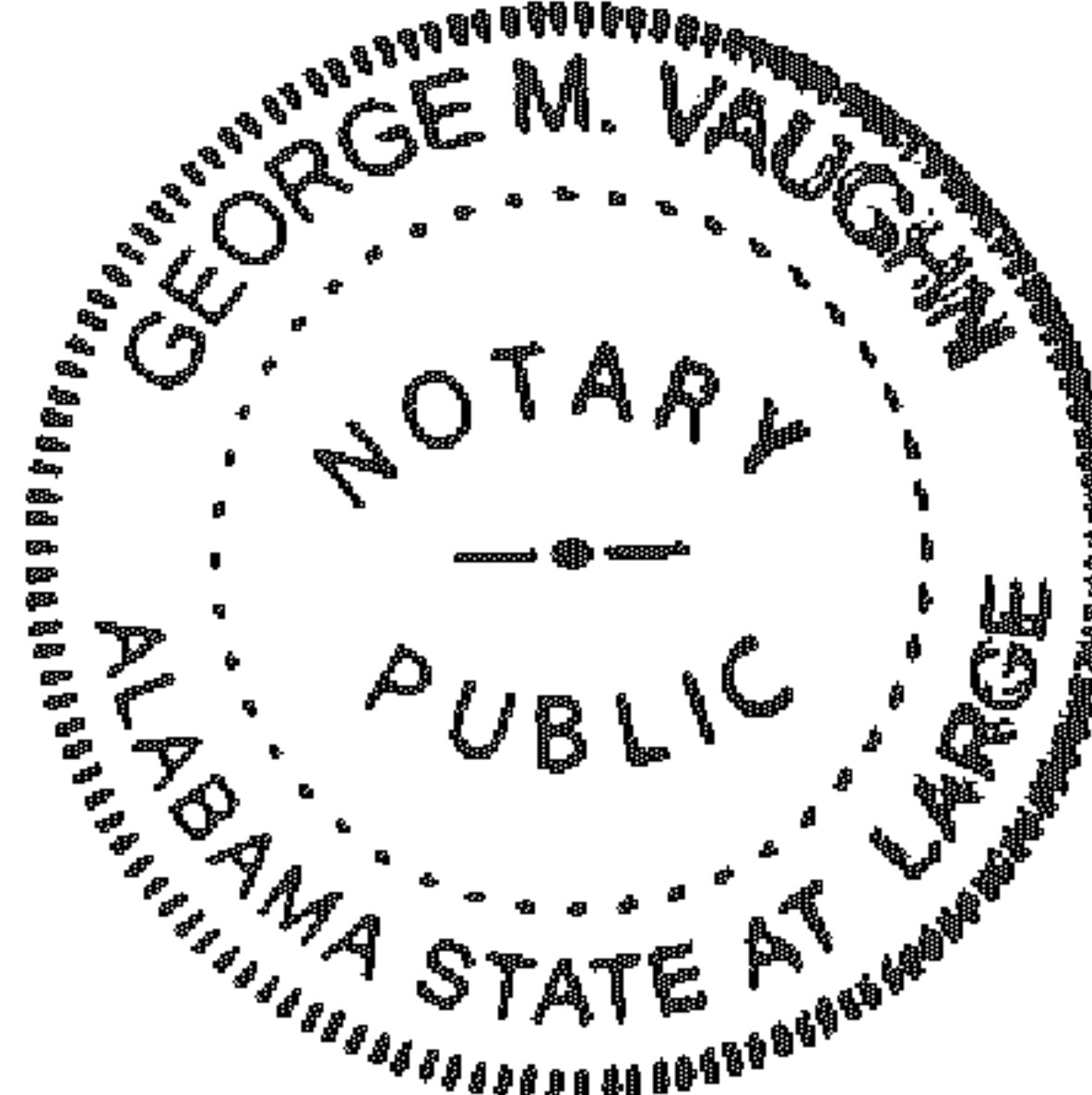
Ashley S. Horton
ASHLEY S. HORTON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ASHLEY S. HORTON 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 8th day of AUGUST, 2024.

George M. Vaughn
Notary Public
My Commission Expires: 9/18/2025



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

Grantor's Name ASHLEY S. HORTON
 Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name CURTIS DAVIS
 Mailing Address 113 GRAYSONVILLE ROAD
ALABASTER, AL 35007

Property Address 113 GRAYSONVILLE ROAD
ALABASTER, AL 35007

Date of Sale AUGUST 8, 2024

Total Purchase Price \$269,900



Filed and Recorded
 Official ~~Public Records~~
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2024 08:17:30 AM
 \$33.00 JOANN
 20240812000249120

or

Actual Value

\$

or

Assessor's Market Value \$

Purchase price or actual value claimed or Actual Value 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 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 8/8/2024

Print George M. Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1