

SEND TAX NOTICE TO:

Jennifer B. Davis and Calvin T. Davis
114 Meadow View Circle
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **P. Jane Edgerton, an unmarried woman**, whose address is 16 Crestwood Road, Cartersville, GA 30121 (hereinafter "Grantor", whether one or more), by **Jennifer B. Davis and Calvin T. Davis**, whose address is 114 Meadow View Circle, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Jennifer B. Davis and Calvin T. Davis, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 114 Meadow View Circle, Pelham, AL 35124 to-wit:**

Lot 8, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

P. Jane Edgerton is the surviving grantee of that certain deed dated September 29, 1994 and recorded on October 5, 1994 in Inst. # 1994-30340, in the Probate Office of Shelby County, Alabama; the other grantee, Charles Fred Edgerton, having died on or about the 3rd day of May, 2024.

P. Jane Edgerton is one and the same person as Pearl Jane Edgerton and Jane E. Edgerton.

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. Mining and mineral rights excepted.

Subject to a third-party first mortgage in the amount of \$289,656.00 and a third-party second mortgage in the amount of \$10,000.00, both executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

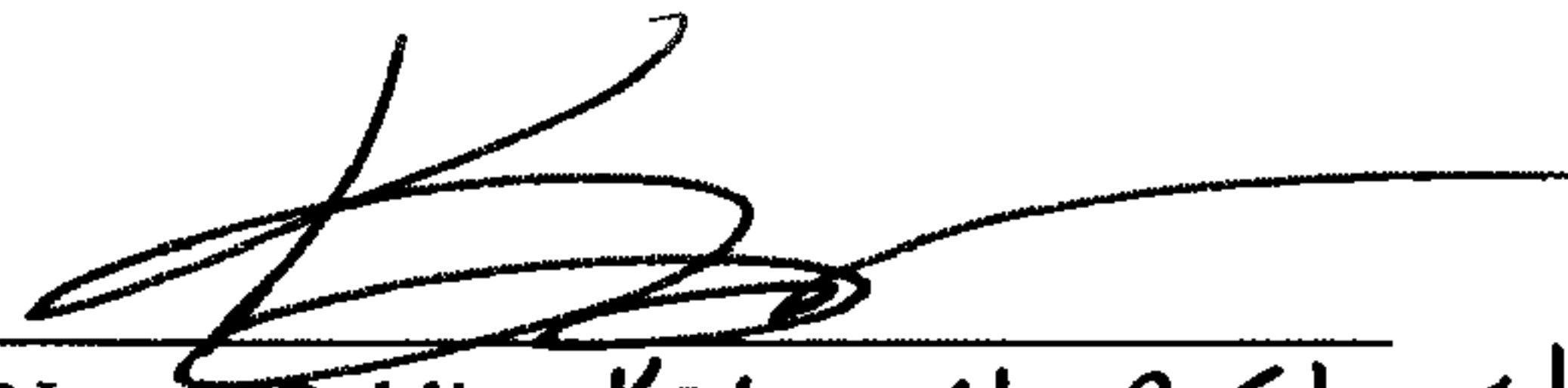
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of August, 2024.

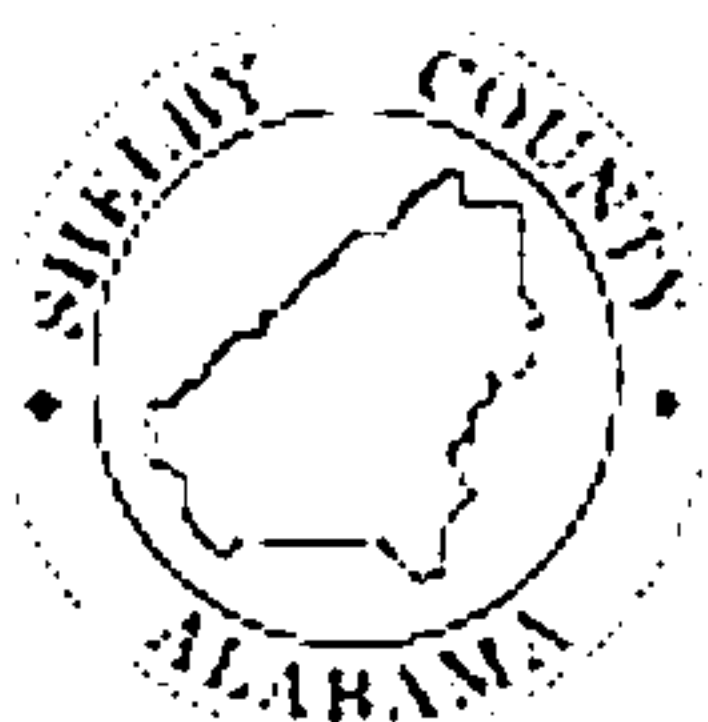
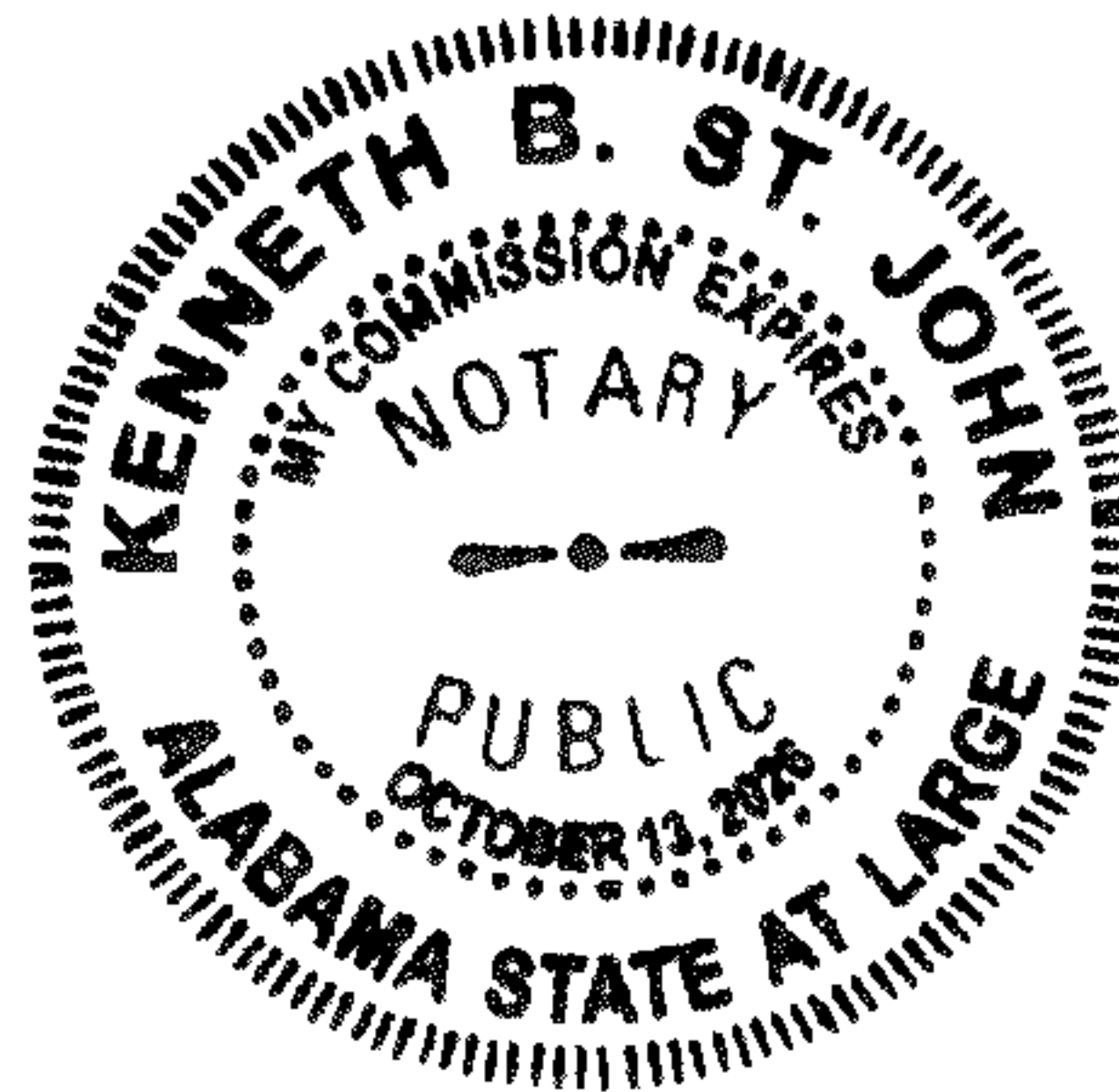

P. Jane Edgerton

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **P. Jane Edgerton** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2024.


 Notary Public: **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2024 10:03:55 AM
\$27.00 JOANN
20240830000271170

Allen S. Bayl