

County Division Code: AL039 Inst. # 2024099246 Pages: 1 of 3 I certify this instrument filed on: 10/18/2024 11:28 AM
Doc: D Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$99.00
Clerk: DRBESS

98% Jefferson County
2% Shelby County

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Dewey Austin Davis, Jr. and Douglas Alan Davis
4489 So. Shades Crest Road
Bessemer, Alabama 35022

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this August 20, 2024, That for and in consideration of **TEN AND NO/100 (\$10.00)** **DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **DEWEY A. DAVIS, SR., an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **DEWEY A. DAVIS, SR., DEWEY AUSTIN DAVIS, JR. and DOUGLAS ALAN DAVIS**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **JEFFERSON AND SHELBY COUNTY, ALABAMA**, to wit:

Parcel 1:

A parcel of land in the NE ¼ of the NE ¼ of Section 14, Township 20 South, Range 4 West, Jefferson County, Alabama, described as follows: Commence at the Southeast corner of said ¼ - ¼ section as the Point of Beginning, thence run North along the East section line 183.3 feet to the Northeast right of way of South Shades Crest Road, then Southwesterly along said right of way 200.2 feet; thence turn left 96 deg. 47 min. 35 sec. and run Southeasterly 45 feet to the South boundary of said ¼ - ¼ ; thence turn left 128 deg. 51. Min. 50 sec. and run Easterly along said boundary 132.43 feet, to the Point of Beginning.

Parcel 2:

A parcel of land in the SE ¼ of the NE ¼ Section 14, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows: Begin at the northeast corner of the SE ¼ of the NE ¼ of Section 14, Township 20 South, Range 4 West; thence run westerly along the north line thereof 132.43 feet; thence run left 128 deg. 11 min. 50 sec. and run Southeasterly 26.23 feet; thence turn left 37 deg. 40 min. 00 sec. and run southeasterly 120.31 feet to the intersection with the east line of said SE ¼ of NE ¼ thence turn left 104 deg. 59 min. 20 sec. and run northerly 50 feet to the Point of Beginning.

Subject to:

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

County Division Code: AL039 Inst. # 2024099246 Pages: 2 of 3

6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

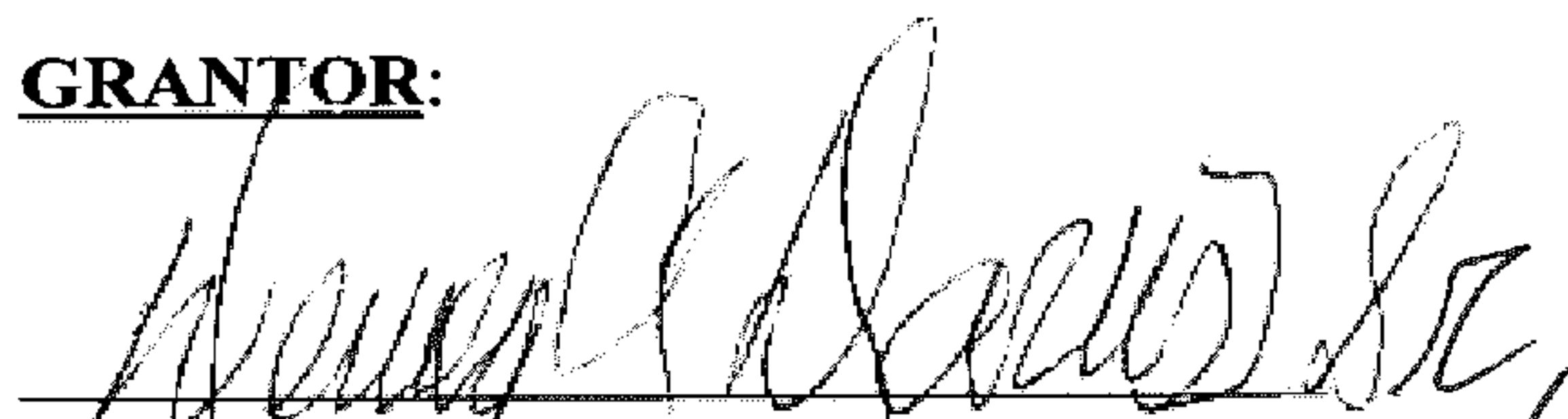
Dewey A. Davis, Sr. is the sole surviving grantee of that certain deed filed of record in Book LR200616, Page 11753; the other grantee, Diane W. Davis having died on or about April 8, 2015.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of ^{JEFFERSON and} **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 20, 2024.

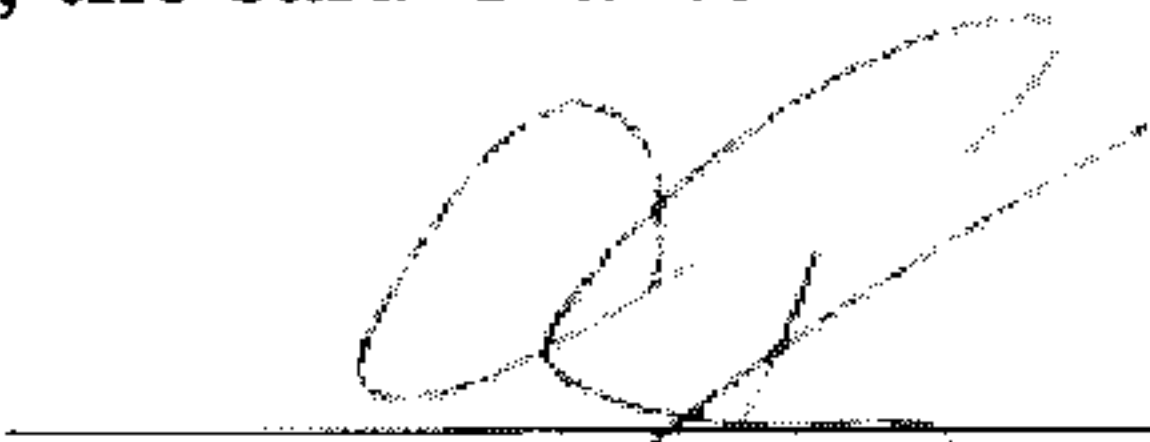
GRANTOR:


Dewey A. Davis, Sr.

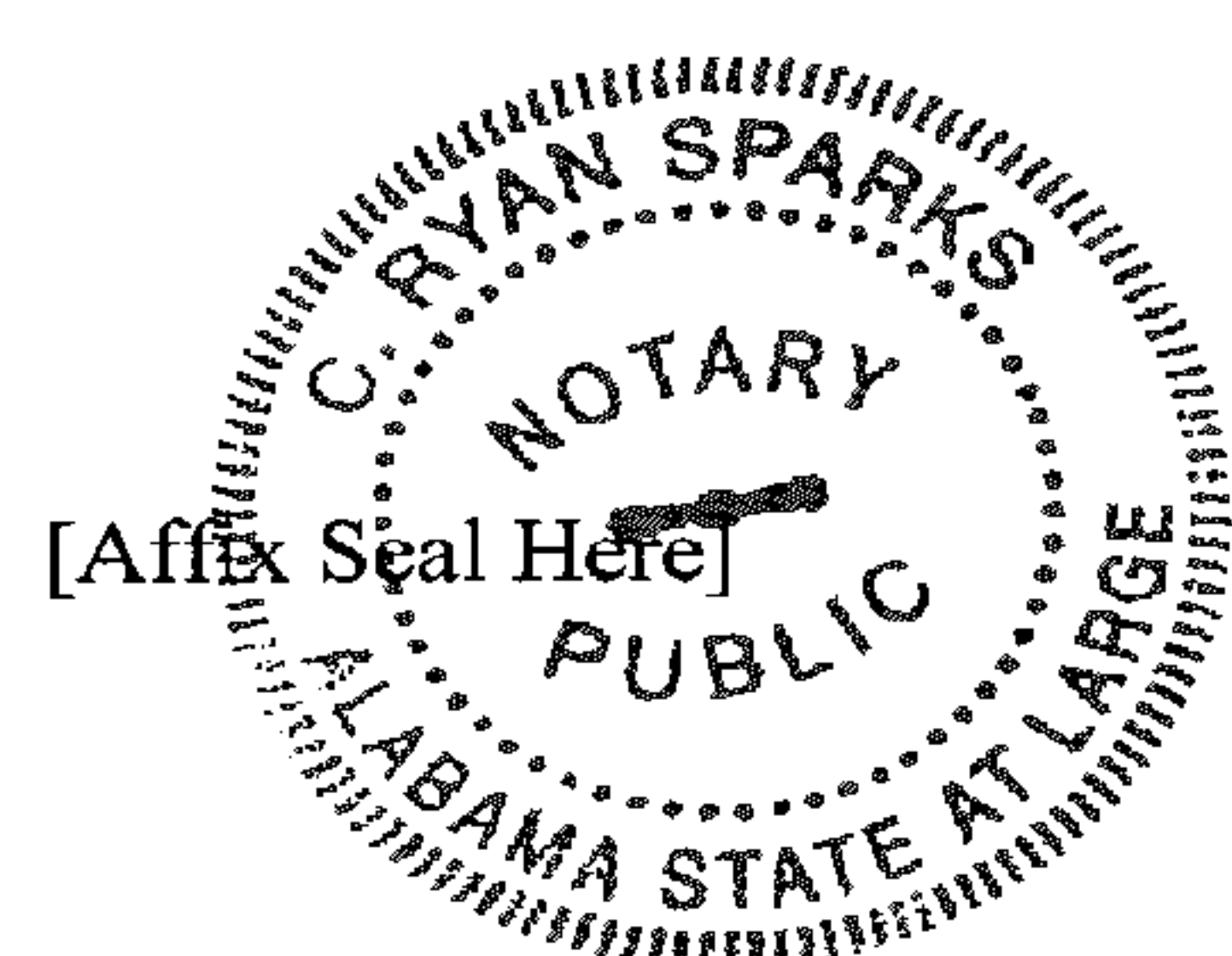
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Dewey A. Davis, Sr., whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Dewey A. Davis, Sr. executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 20, 2024.


C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/22/2024 12:19:54 PM
 \$30.00 JOANN
 20241022000330810

Allen S. Byrd

County Division Code: AL039 Inst. # 2024099246 Pages: 3 of 3

Real Estate Sales Validation Form

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

Grantor's Name Dewey A. Davis, Sr.
 Mailing Address _____
 4489 So. Shades Crest Road
 Bessemer, AL 35022

Grantee's Name Dewey A. Davis, Sr.
 Mailing Address Dewey Austin Davis, Jr.; Douglas Alan Davis
 4489 So. Shades Crest Road
 Bessemer, AL 35022

Property Address 4489 So. Shades Crest Road
Bessemer, AL 35022

Date of Sale 8/20/24
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 98,900.00 (1/2 of \$197,800.00)

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 Estate Planning

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 8/20/24

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1