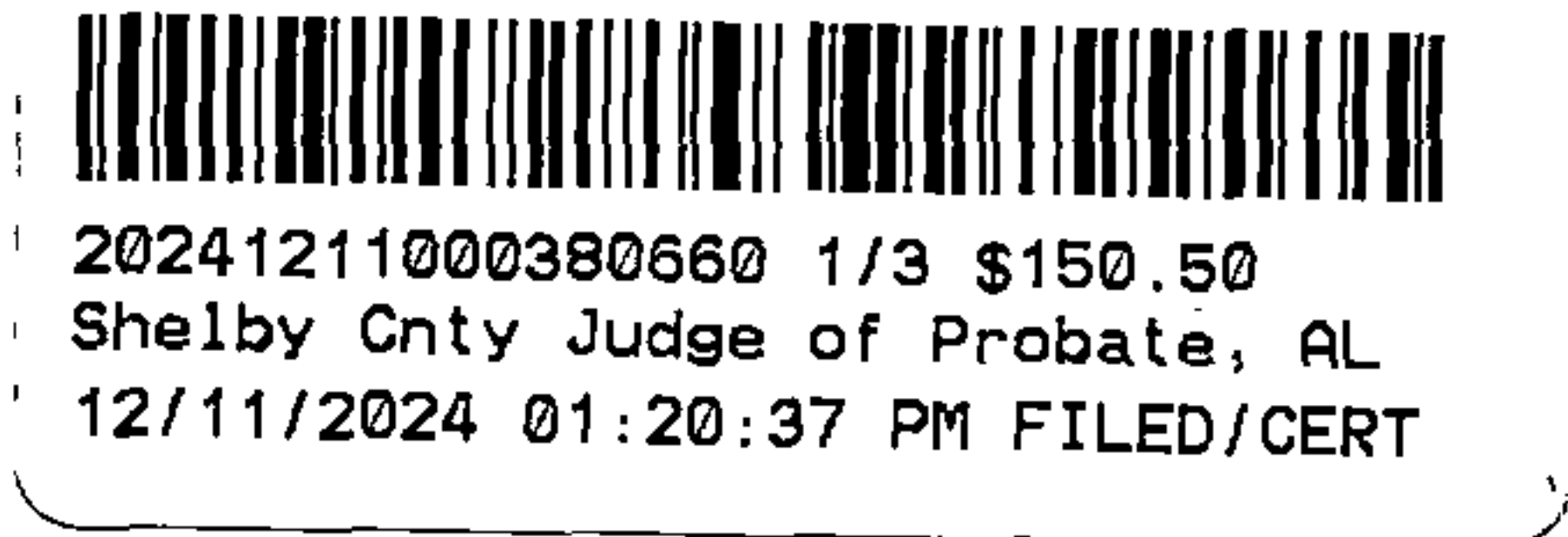


SEND TAX NOTICE TO:

Todd Fobian and wife, Aaron Fobian
5130 Highway 20
Calera, AL 35040

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to the undersigned Grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Wanda Shirley Davis**, Owner and as Personal Representative of the Estate of Rodney E. Davis, deceased; Probate Court of Shelby County, Alabama; Case No. PR-2024-001028 (herein referred to as GRANTOR), do hereby grant, bargain, sell, and convey unto **Todd Fobian** and wife, **Aaron Fobian** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1 of the Davis Family Subdivision as shown on map recorded in the Probate Records of Shelby County, Alabama, in Map Book 60, Page 70, dated November 18, 2024, according to the survey of William D. Callahan, Jr., P.L.S., AL Reg. No. 28251, dated October 30, 2024.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

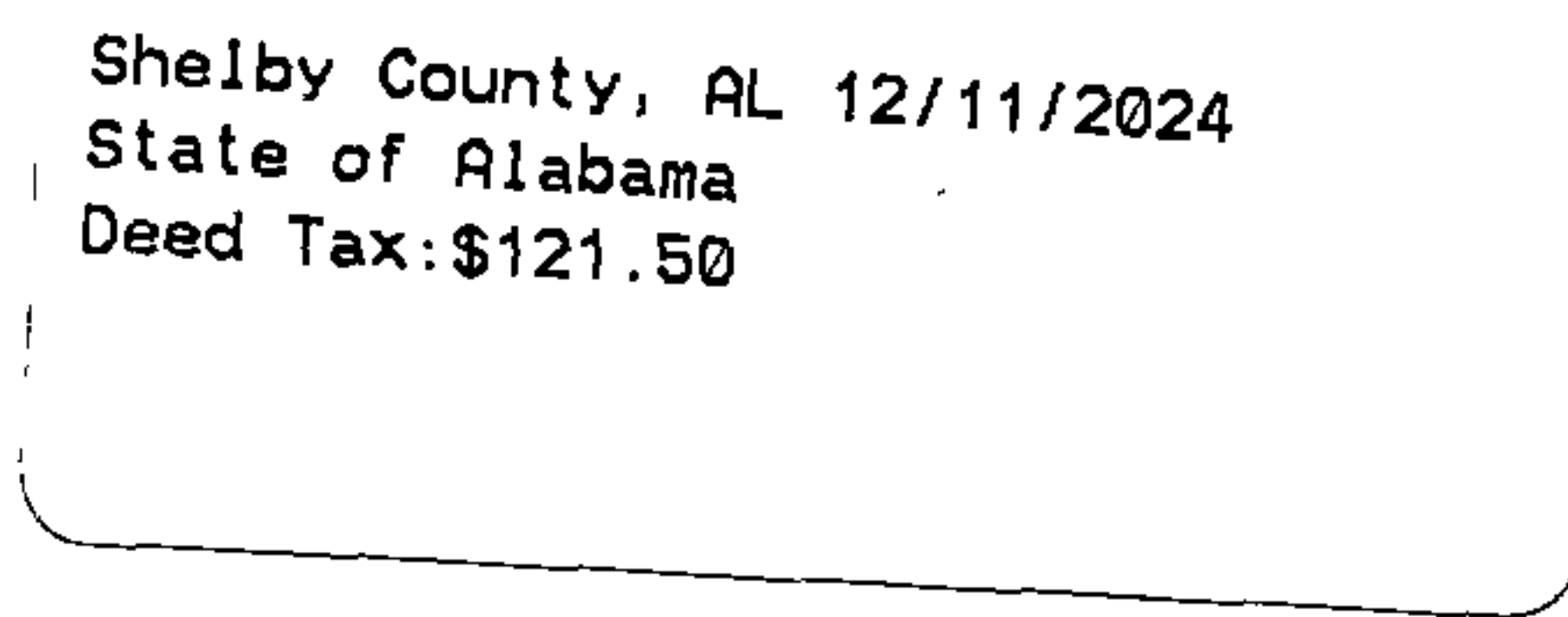
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I we will and my 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, I have hereunto set my hand and seal this 10th day of December, 2024.

Wanda Shirley Davis (SEAL)
Wanda Shirley Davis, Owner and as Personal Representative of the Estate of Rodney E. Davis, deceased; Probate Court of Shelby County, Alabama; Case No. PR-2024-001028

(acknowledgment on following page)



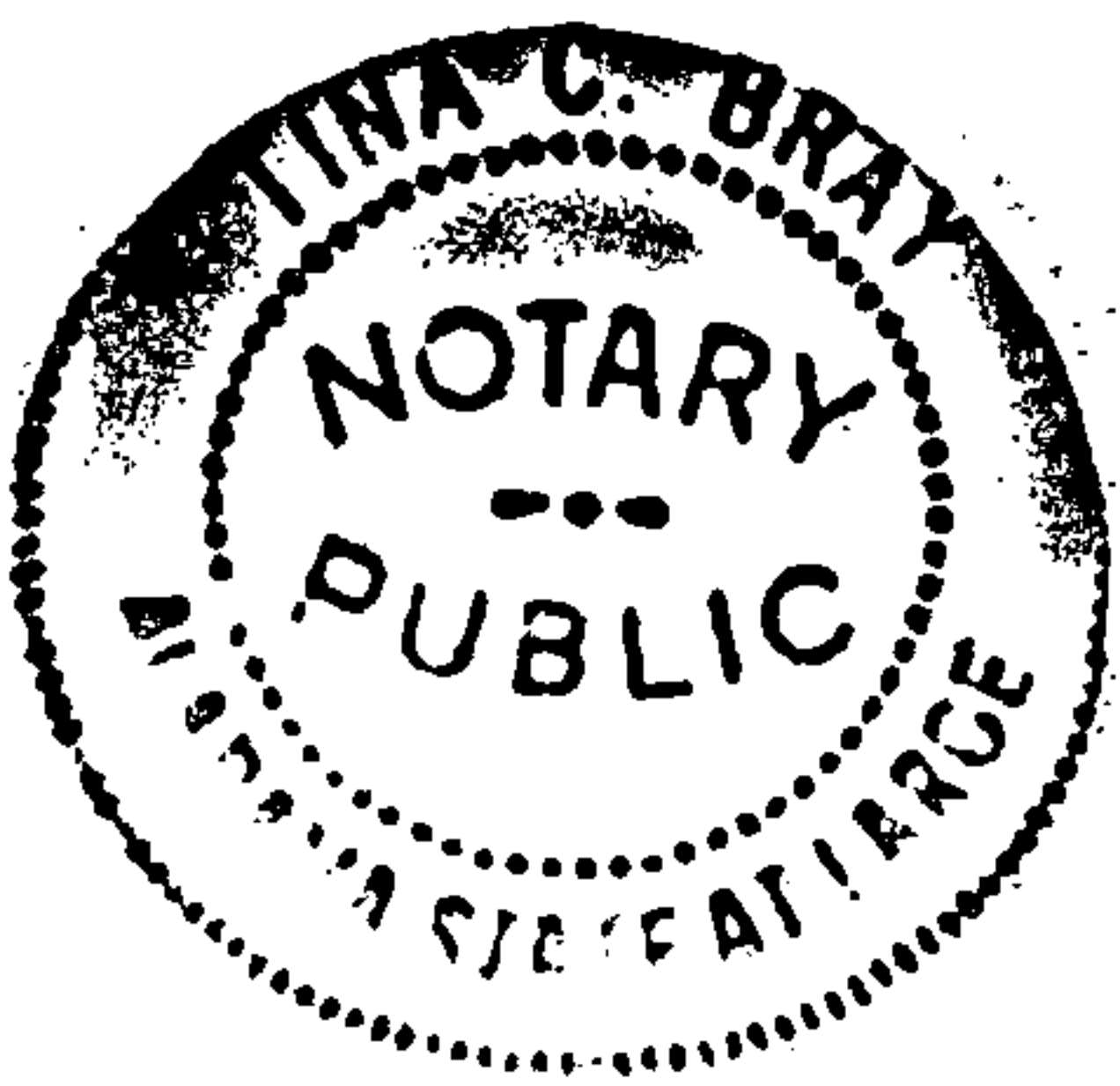
STATE OF ALABAMA
SHELBY COUNTY



20241211000380660 2/3 \$150.50
Shelby Cnty Judge of Probate, AL
12/11/2024 01:20:37 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wanda Shirley Davis**, Owner and as Personal Representative of the Estate of Rodney E. Davis, deceased; Probate Court of Shelby County, Alabama; Case No. PR-2024-001028, 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, in her capacity as Personal Representative of the Estate of Rodney E. Davis, deceased, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2024.



Tina C. Bray (SEAL)
Notary Public

My Commission Expires: 7-27-2027

Real Estate Sales Validation Form

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

Grantor's Name Nanda Davis (Estate of Rodney Davis) Grantee's Name Todd & Aaron Fabian
Mailing Address PO Box 471 Mailing Address 5130 Hwy 20
Chelsea, AL 35043 Calera, AL 35040

Property Address 2407 Hwy 69 Date of Sale 12/10/24
Chelsea, AL 35043 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$121,365

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 12/11/24

Print Aaron Fabian

Sign Aaron Fabian

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1