

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2024-681

Send Tax Notice To:
WANDA MCCURRY
908 Barkley Drive
Alabaster, AL 35007

20250109000010070
01/09/2025 11:08:44 AM
DEEDS 1/3

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$294,900.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **WILLIAM ALLEN DAVIDSON**, an unmarried person, by and through his attorney-in-fact, **CHRISTINE WELLS**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **WANDA MCCURRY**, (hereinafter referred to as GRANTEE), 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, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 371, according to the map and survey of Silver Creek Subdivision, Sector III, Phase III, as recorded in Map Book 40, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S, heirs, successors, executors and administrators, covenants with GRANTEE and with GRANTEE'S 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 said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hands and seal, this the 9th day of January, 2025.

William Allen Davidson by and through his attorney in fact
WILLIAM ALLEN DAVIDSON BY AND THROUGH HIS ATTORNEY IN FACT
CHRISTINE WELLS

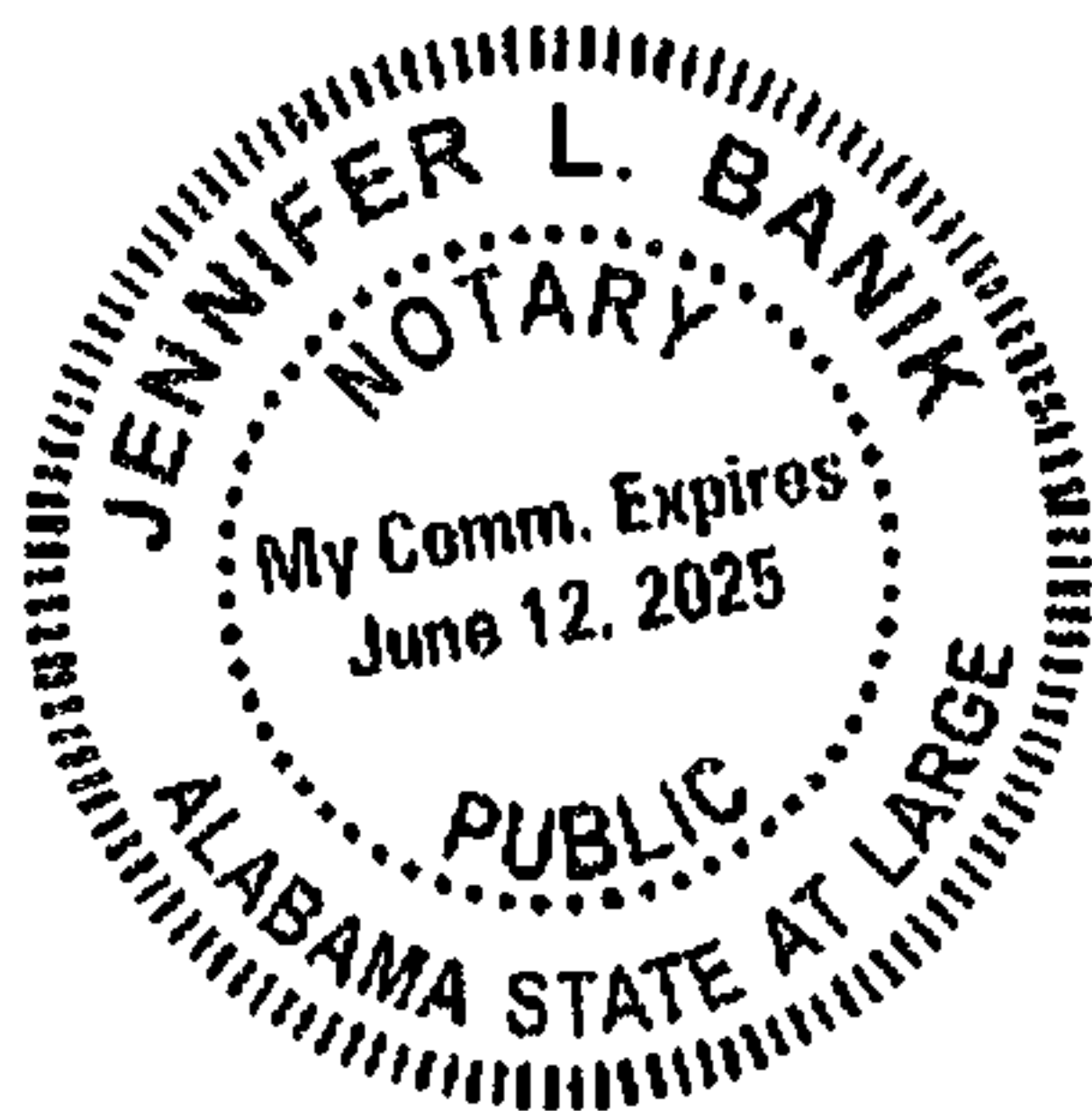
Christine Wells

STATE OF ALABAMA
COUNTY OF JEFFERSON

)
)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **CHRISTINE WELLS**, whose name as Attorney in Fact for **WILLIAM ALLEN DAVIDSON**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 9th day of January, 2025.



[Signature]

Notary Public

My commission expires: _____

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

Grantor's Name WILLIAM ALLEN DAVIDSON
 Mailing Address 908 Barkley Dr
Alabaster AL 35007

Grantee's Name WANDA MCCURRY
 Mailing Address 908 Barkley Dr
Alabaster AL 35007

Property Address 908 Barkley Drive
Alabaster, AL 35007

Date of Sale 1/9/25
 Total Purchase Price \$294,900.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

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 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 1/9/25

Print Jennifer Baile

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2025 11:08:44 AM
 \$323.00 JOANN
 20250109000010070

Form RT-1

Allen S. Bayl