

This Instrument Prepared by:
Lynn Campisi
Campisi Law, PC.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

WARRANTY DEED (Plain)

State of Alabama
COUNTY: Shelby



20250114000013240 1/3 \$376.50
Shelby Cnty Judge of Probate, AL
01/14/2025 01:35:18 PM FILED/CERT

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Gail T. Davison**, an unmarried woman (herein referred to as grantor), do grant, bargain, sell and convey unto the **Gail T. Davison, Trustee, or her successors in trust, under the Davison Family Living Trust** dated the 1st day of December, 2024, and any amendments thereto (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Final Record Plat of a Resurvey of Lots 7, 8, 12, 24, 25 and 26, Greystone Farms, Mill Creek Sector, Phase 2, as recorded in Map 21, page 45, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways. Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms, Declaration of Covenants, Conditions and Restrictions, recorded in Instrument 1995-16401, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

The Grantor herein reserves a life estate in the herein described property for the duration of her lifetime

Subject to: All easements, restrictions and rights of way of record

The Grantor herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivery property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

NO TITLE OPINION GIVEN.

Shelby County, AL 01/14/2025
State of Alabama
Deed Tax: \$348.50

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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/We have hereunto set my/our hand(s) and seal(s) this 19th day of December, 2024.



20250114000013240 2/3 \$376.50
Shelby Cnty Judge of Probate, AL
01/14/2025 01:35:18 PM FILED/CERT

Gail T. Davison
Gail T. Davison

General Acknowledgment

STATE OF ALABAMA)

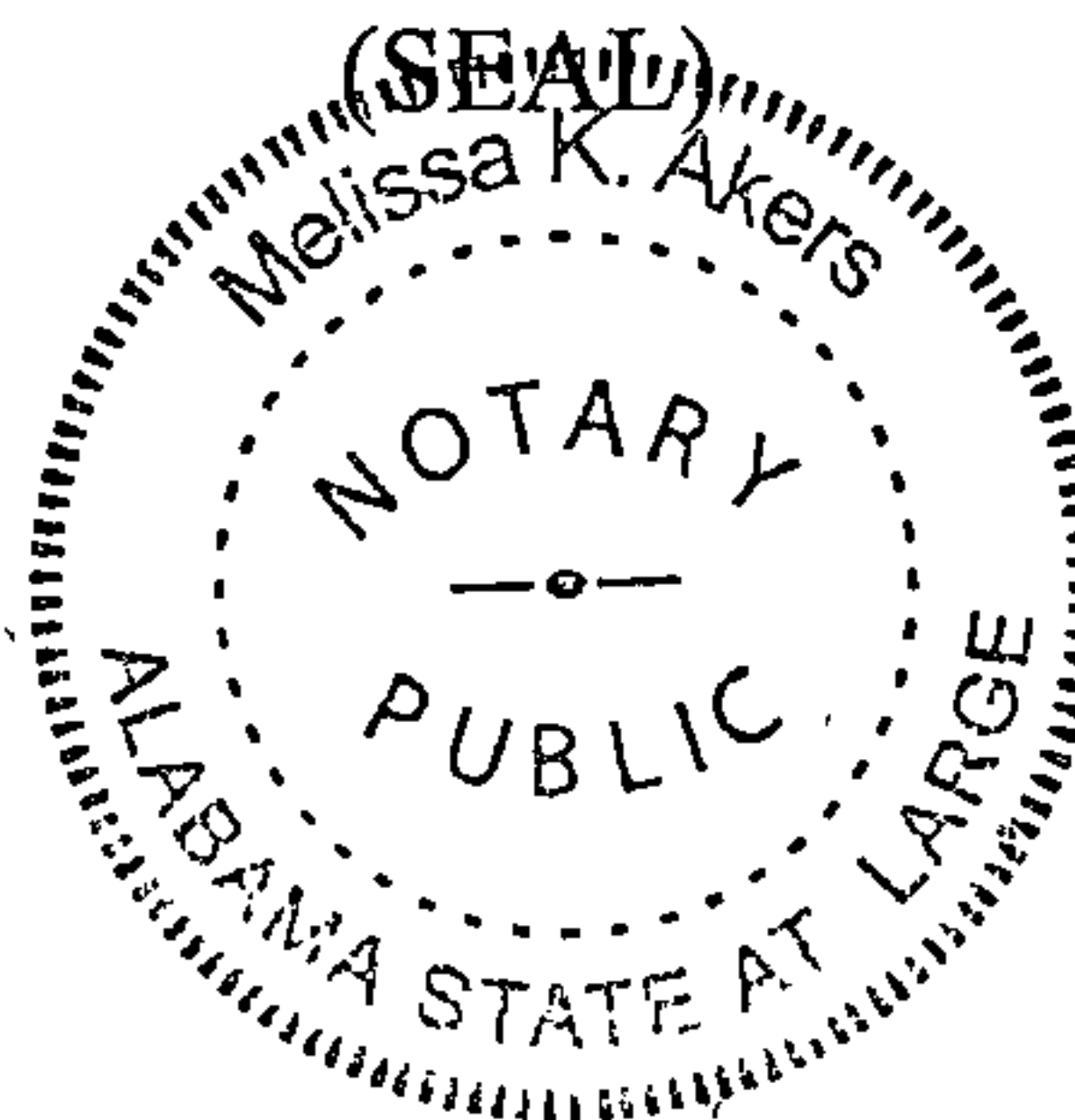
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gail T. Davison** 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December 2024.

Melissa K. Akers
Notary Public

My commission expires: 11/30/2025



Real Estate Sales Validation Form

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

Grantor's Name Gail T. Davison
Mailing Address 6595 Mill Creek Circle
Birmingham, AL 35242

Grantee's Name Gail T. Davison, Trustee of the
Mailing Address Davison Family Living Trust
6595 Mill Creek Circle
Birmingham, AL 35242

Property Address 6595 Mill Creek Circle
Birmingham, AL 35242

Date of Sale 12.19.2024

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 348,300.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Value
☐ Closing Statement

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 a

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 12/19/24

Print Gail T. Davison

☐ Unattested

Sign Gail T. Davison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20250114000013240 3/3 \$376.50
Shelby Cnty Judge of Probate, AL
01/14/2025 01:35:18 PM FILED/CERT