

STATE OF ALABAMA

SHELBY COUNTY



20250131000030780 1/3 \$364.00  
Shelby Cnty Judge of Probate, AL  
01/31/2025 11:31:45 AM FILED/CERT

**WARRANTY DEED  
WITH LIFE ESTATE**

THIS INDENTURE, made and entered into on this the 28<sup>th</sup> day of January, 2025, by and between **Jerry L. Davis, Sr. and Maria Davis** a married couple, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Christina Maria Griffin, Dr. Gina Maria Davis, Dr. Maria Michelle Marks and Jerry L. Davis Jr.**, herein referred to as "Grantee" (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

Lot 88, Hidden Forest, according to the plat thereof, as recorded in Map Book 35, Page 117, Document No. 20050913000473700, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Hidden Forest, according to the plat thereof, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Hidden Forest Homeowner's Association, Inc., as recorded in Instrument #20101223000431730; together with Hidden Forest By-Laws Recorded in Instrument #20160520000172920.
5. Right of Way granted to Alabama Power Company recorded in Book 236, Page 825 and Book 235, Page 318.
6. Easement granted to Edwards Specialties recorded in Instrument #20040623000343040.
7. Easement granted to Alabama Power Company recorded in Instrument 20050803000393940.
8. Easement granted to BellSouth recorded in Instrument #20051014000536930.
9. Covenants, Conditions and Restrictions as recorded in Instrument 20051102000570720.
10. Vacation recorded in Instrument #20051102000570710.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantor, **Jerry L. Davis, Sr. and Maria Davis**, it being the intention of the Grantor to reserve the full use and possession of said property during their lifetimes.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

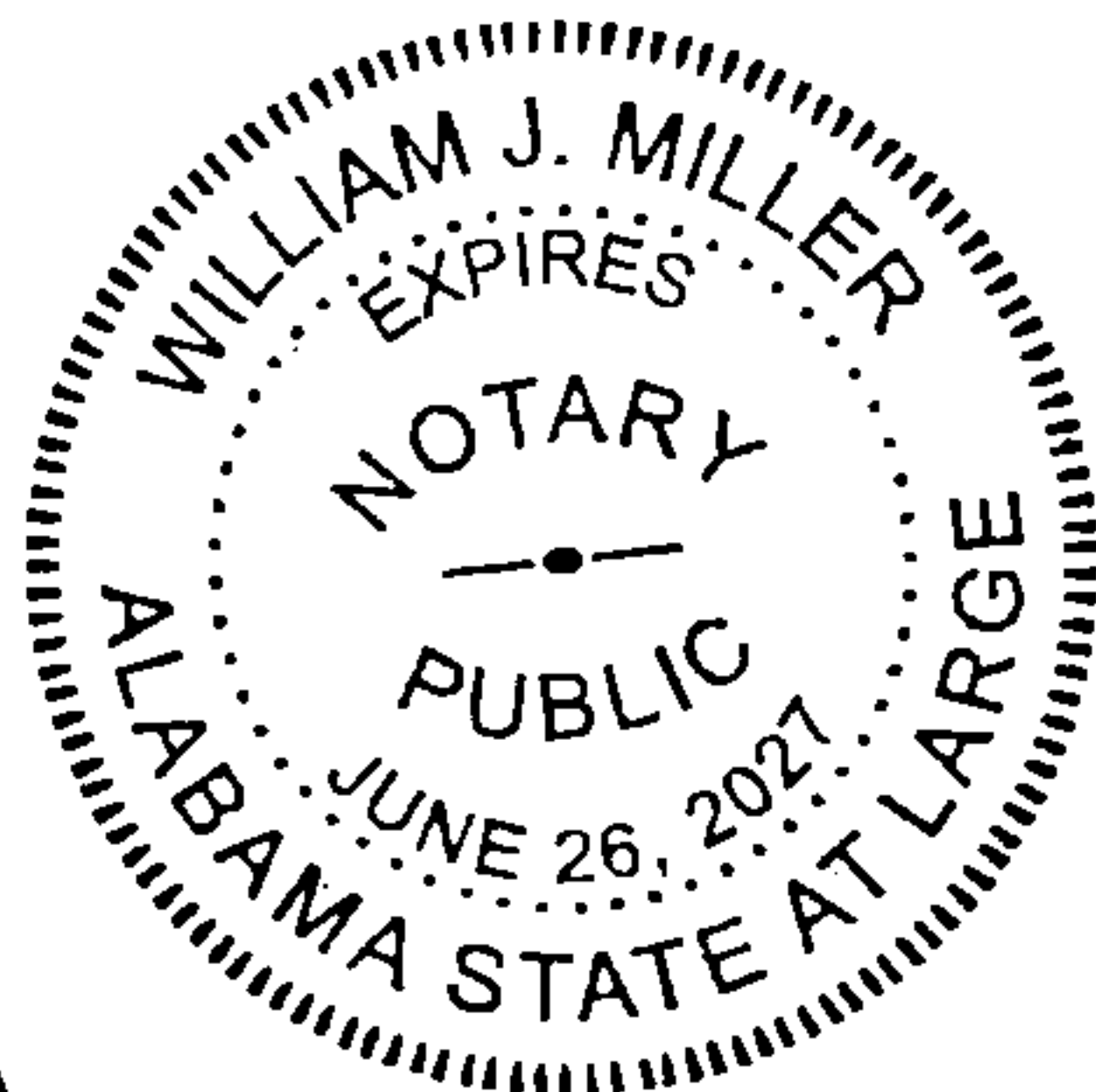
Shelby County, AL 01/31/2025  
State of Alabama  
Deed Tax: \$332.00

**NO CERTIFICATION OF TITLE.** This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 28 day of January, 2025.



Jerry L. Davis Sr.  
Jerry L. Davis, Sr.

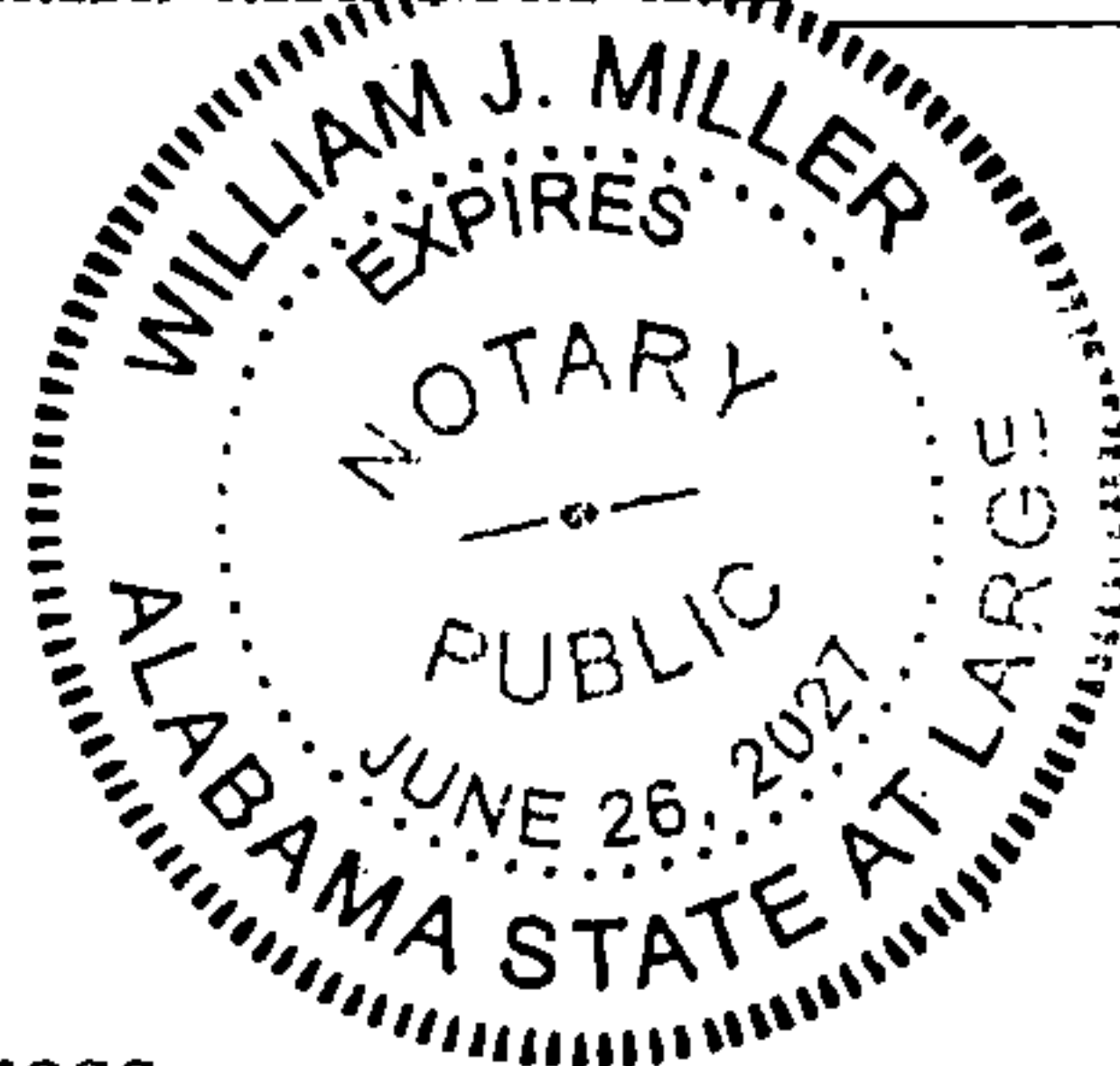
Maria Davis  
Maria Davis

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Jerry L. Davis, Sr. and Maria Davis**, 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28 day of January, 2025.

[SEAL]



William J. Miller  
NOTARY PUBLIC

Grantee's Mailing Address

1005 Hidden Forest Drive  
Montevallo, AL 35115

## Real Estate Sales Validation Form

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

Grantor's Name Jerry L. Davis and Maria Davis  
Mailing Address 1005 Hidden Forest Dr.  
Montevallo, AL 35115

Grantee's Name Christina Maria Griffin, Dr. Gina Maria Davis,  
Mailing Address Dr. Maria Michelle Davis, Jerry Lance Davis Jr.  
1005 Hidden Forest Dr.  
Montevallo, AL 35115

Property Address 1005  
Hidden Forest Dr.  
Montevallo, AL  
35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 331,900

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 1-31-2025

Print JERRY LANCE DAVIS SR.

Unattested

Sign

Jerry Lance Davis Sr.  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1