

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-25-30308

Send Tax Notice To: Kalup Shotts  
Michael Allen

525 Clay Pt Rd  
Montevallo AL 35115

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Nine Hundred Fifty Dollars and No Cents (\$60,950.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Byron Keith Daviston Jr., a single man and Angela L. Daviston, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kalup Shotts and Michael Allen**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of Jan, 2025.

Byron Keith Daviston Jr.  
Byron Keith Daviston Jr.

Angela L. Daviston  
Angela L. Daviston

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Byron Keith Daviston Jr. and Angela L. Daviston, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of Jan, 2025.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: August 19, 2028



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

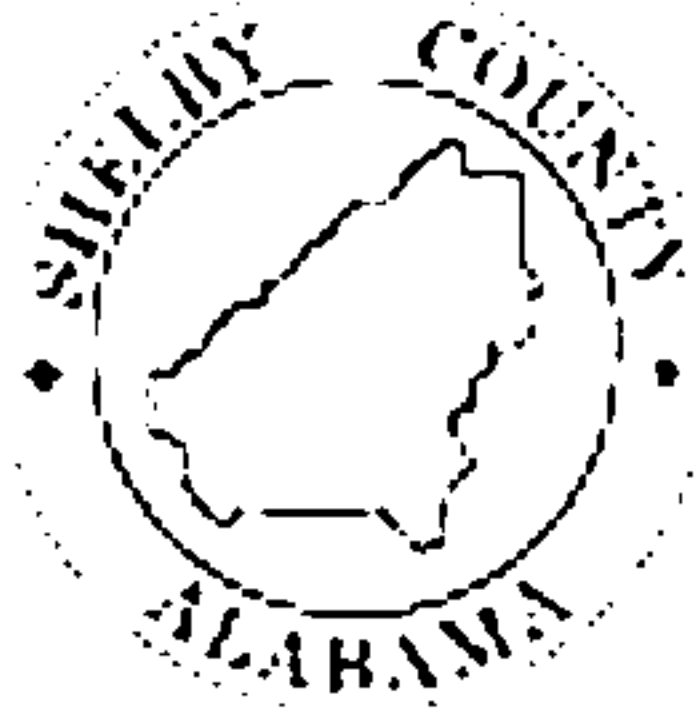
Beginning at the NE corner of the NE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East; thence South 3 degrees 45 minutes East 1780.0 feet to the South right of way line of a paved highway, being No. 155, which is the point of beginning; thence North 45 degrees 45 minutes West along the South right of way line of said highway 114.7 feet; thence South 62 degrees 00 minutes West 223.7 feet; thence South 3 degrees 45 minutes East 125.0 feet; thence North 60 degrees 30 minutes East 313.7 feet to the point of beginning; lying and being situated in the SE 1/4 of NE 1/4 of said Section 11, Shelby County, Alabama.

**PARCEL II:**

Commence at the NE corner of the NE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East; thence South 3 degrees 45 minutes East 1780.0 feet to the South right of way line of a paved highway, being No. 155, which is the point of beginning of the lot herein conveyed; thence South 60 degrees 30 minutes West 313.7 feet along the South line of grantees lot to the Northwest corner of Maxwell lot; thence North 86 degrees 30 minutes East along the North line of said Maxwell lot a distance of 280 feet to the East line of SE 1/4 of NE 1/4 of said Section 11; thence run North along the East line of said 1/4-1/4 Section to the point of beginning; being situated in the SE 1/4 of NE 1/4 of said Section 11, Shelby County, Alabama.

**PARCEL III:**

A parcel of land in the E 1/2 of E 1/2 of NE 1/4, Section 11, Township 24 North, Range 12 East, described as beginning at the Northeast corner of the NE 1/4 of NE 1/4, Section 11, Township 24 North, Range 12 East; thence South 3 degrees 45 minutes East 1780.0 feet to the South right of way line of State Highway No. 155; thence North 46 degrees 45 minutes West 114.7 feet to the point of beginning; thence continue North 46 degrees 45 minutes West along the South right of way line of Highway No. 155 a distance of 118.4 feet; thence South 70 degrees 30 minutes West 129.0 feet; thence South 3 degrees 45 minutes East 145.0 feet; thence North 62 degrees 00 minutes East 223.7 feet to the point of beginning. Situated and lying in E 1/2 of E 1/2 of NE 1/4 of said Section 11.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/03/2025 10:11:28 AM**  
**\$89.00 BRITTANI**  
**20250203000032100**

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name	Byron Keith Daviston Jr. Angela L. Daviston	Grantee's Name	Kalup Shotts Michael Allen
Mailing Address	<u>5905 Hwy 10</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>525 Clay Pitt Rd</u> <u>Montevallo, AL 35115</u>
Property Address	8397 - 8397 Highway 155 . Montevallo, AL 35115	Date of Sale	January 31, 2025
		Total Purchase Price	\$60,950.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 of 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 January 27, 2025

Print Byron Keith Daviston Jr.

Unattested

Sign *Byron Keith Daviston Jr.*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one