

This instrument prepared by:

Send Tax Notices To:

J. Birch Bowdre
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Jeffrey C. Davis and Sheri B. Davis
12 Turnberry Pl.,
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, **JEFFREY C. DAVIS AND SHERI B. DAVIS**, husband and wife, (hereinafter, the "GRANTORS"), in hand paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTORS do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JEFFREY C. DAVIS AND SHERI B. DAVIS** (hereinafter, collectively referred to as "GRANTEES") as tenants-in-common, the following described real estate situated in Shelby County, Alabama, the address of which is 12 Turnberry Pl., Birmingham, AL 35242, to-wit:

Lot 21-C, according to the Shoal Creek Subdivision, a resurvey of Lots 19 and 21B, as recorded in Map Book 25, Page 31, in the Probate Office of Shelby County, Alabama.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Address:	Grantees' Name and Mailing Address:
Jeffrey C. Davis	Jeffrey C. Davis
Sheri B. Davis	Sheri B. Davis
12 Turnberry Pl.	12 Turnberry Pl.
Birmingham, AL 35242	Birmingham, AL 35242

Property Address:	12 Turnberry Pl.
Tax Parcel ID:	03-7-26-0-000-082.000
Date of Sale:	Date of this Deed
Tax Assessor's Appraised Value:	\$1,478,240
The Price can be verified by:	Tax Assessor's Appraised Value

Subject to:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable.
2. Any and all restrictions, reservations, conditions, and easements of record.
3. Any minerals or mineral rights, together with release of damages, excepted.

TO HAVE AND TO HOLD the described premises to said GRANTEES, its successors and assigns, forever.

And the GRANTORS do, for themselves, their successors and assigns, covenant with the GRANTEES, their successors and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS, their successors and assigns shall warrant and defend the same to the GRANTEES, their successors and assigns forever against the lawful claims of all persons.

[Signature on following page.]



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/13/2025 02:35:38 PM
 \$1506.50 JOANN
 20250213000044650

Allen S. Bayl

IN WITNESS WHEREOF, GRANTORS has set his signature this the 13 day of Feb, 2025.

GRANTORS:

Jeffrey C. Davis
 Jeffrey C. Davis

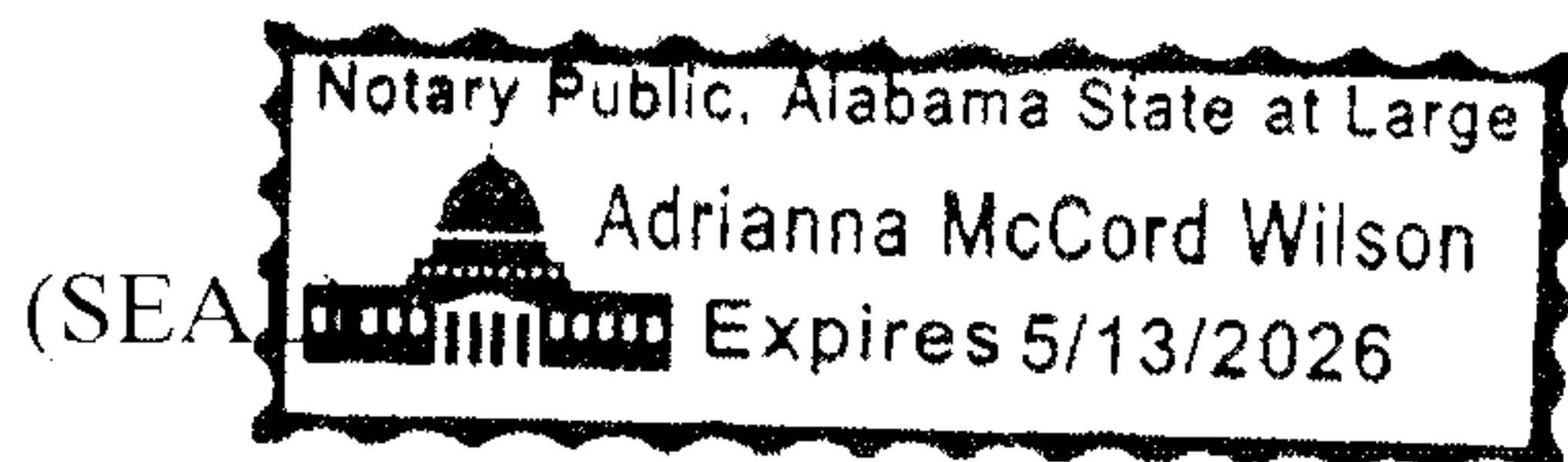
Sheri B. Davis
 Sheri B. Davis

STATE OF Alabama)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey C. Davis is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he has executed the same voluntarily.

Given under my hand and official seal, this the 13th day of February, 2025.



Adrianna McCord Wilson
 Notary Public

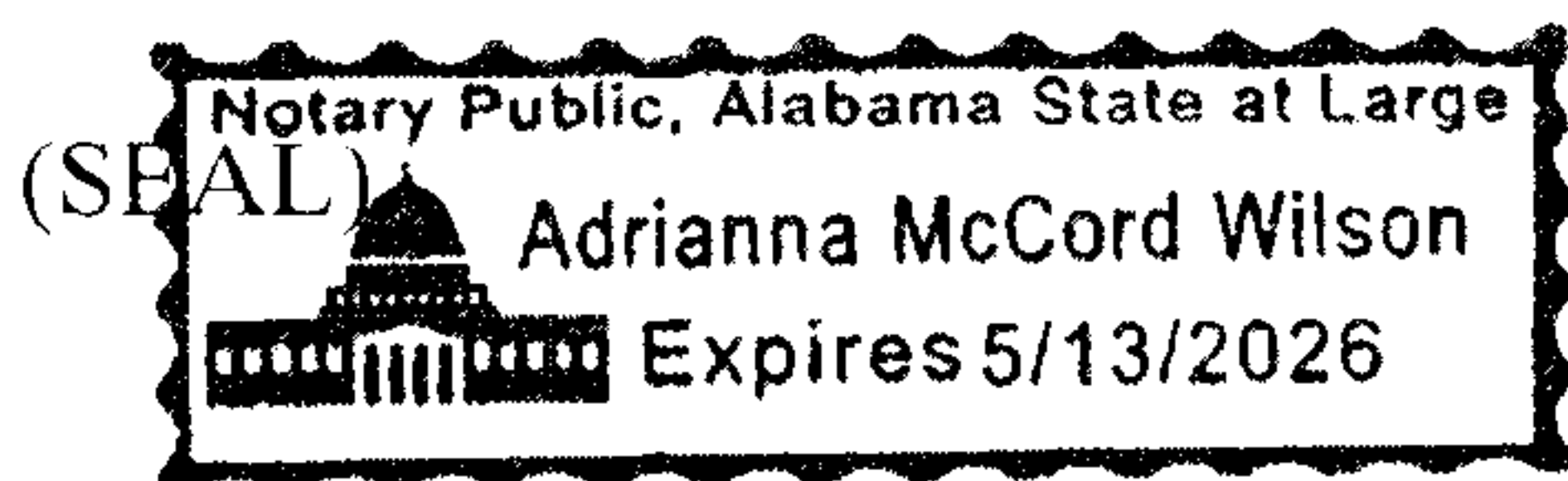
My Commission Expires: 5/13/2026

STATE OF Alabama)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheri B. Davis, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she has executed the same voluntarily.

Given under my hand and official seal, this the 13th day of February, 2025.



Adrianna McCord Wilson
 Notary Public

My Commission Expires: 5/13/2026