

SEND TAX NOTICE TO:
Michael Ethan Daviston
6405 Highway 10
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Byron Keith Daviston Sr., a married man, Heir at Law of Charles Edward Daviston, deceased** (hereinafter "Grantor", whether one or more), by **Michael Ethan Daviston** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 6405 Highway 10, Montevallo, AL 35115 to-wit:**

Commencing at the corner of the NE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence run West along said 1/4 - 1/4 section line for 660 feet to the point of beginning of the parcel here described; thence run North 329 feet to the South right-of-way line of Shelby County Highway 10; thence run East along said right-of-way line for 131 feet; thence run South for 288 feet; thence run West for 104 feet, to the point of beginning, being situated in Shelby County, Alabama.

PARCEL ID #: 26 2 03 0 002 004.000

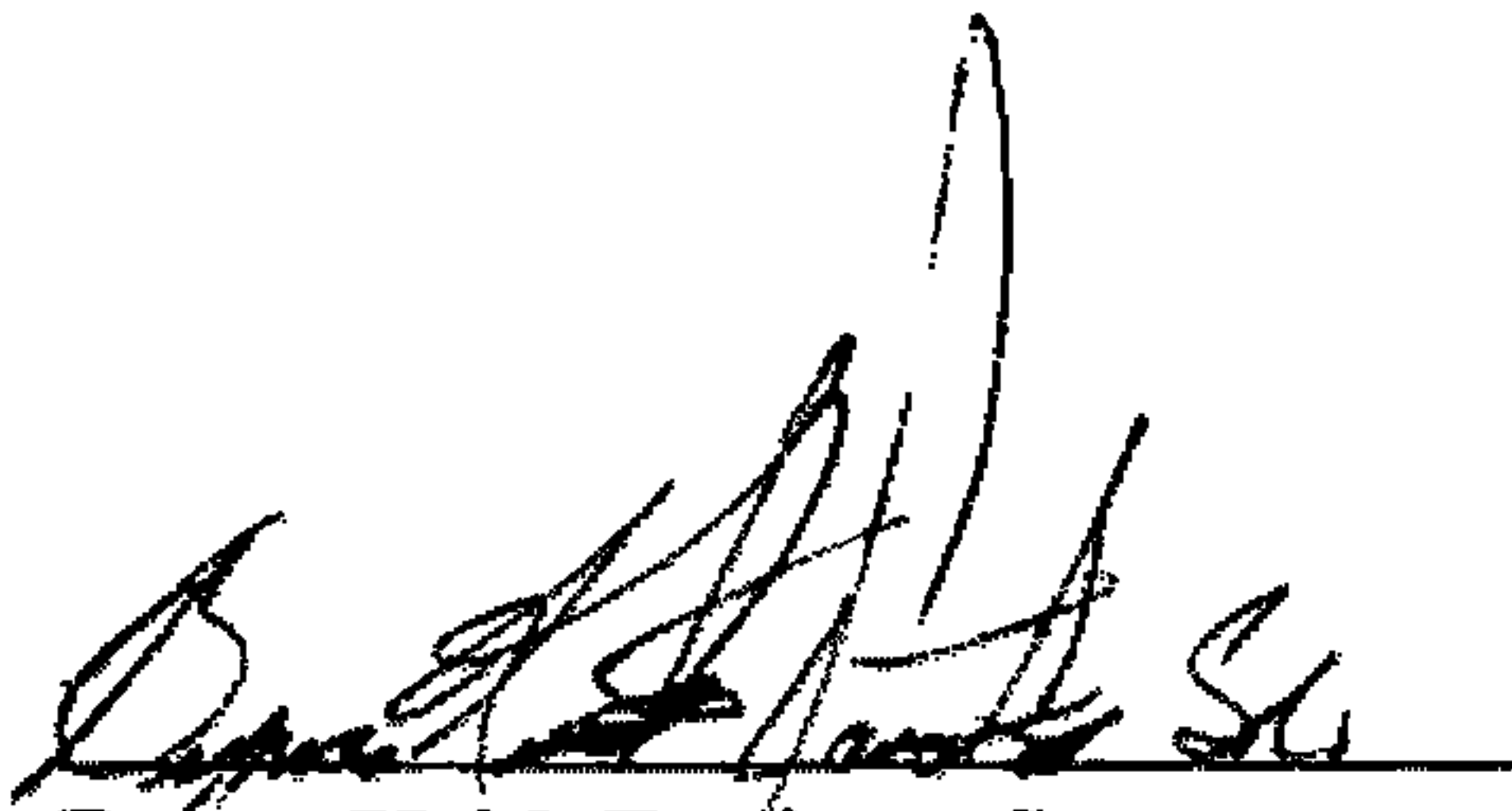
The subject property conveyed herein does not constitute the homestead of the Grantor, Byron Keith Daviston Sr., nor the homestead of his respective spouse.

The above named and undersigned Grantor, Byron Keith Daviston Sr., is the sole Heir at Law of Charles Edward Daviston, deceased, as further established by those certain heirship affidavits recorded simultaneously herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set his signature and seal on this 11th day of February, 2025.

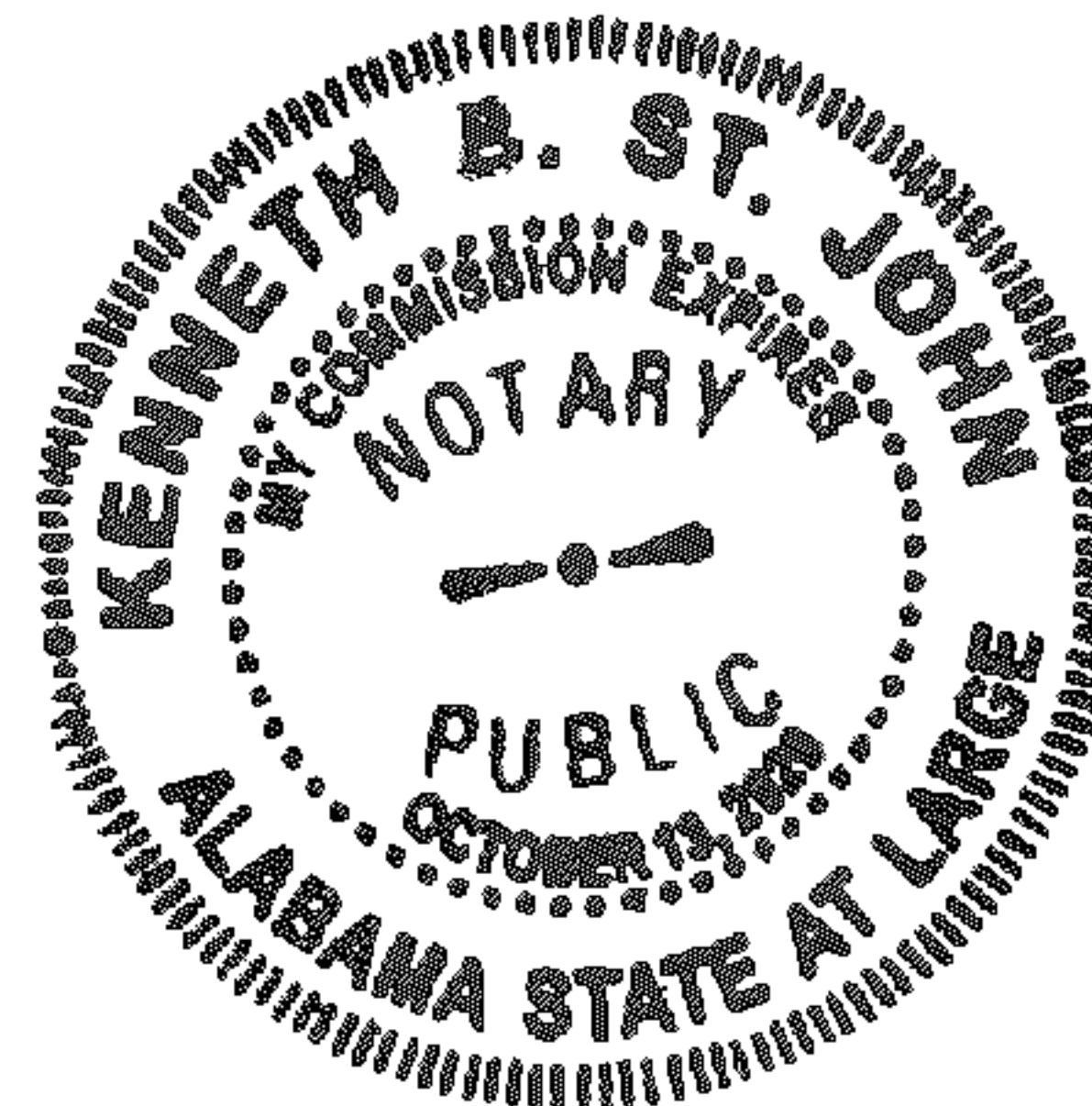

Byron Keith Daviston Sr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Byron Keith Daviston Sr.** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 2025.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



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 Sr.
 Mailing Address Heir at Law of Charles Edward Daviston, deceased
18774 Hwy 139
Brierfield, AL 35035

Grantee's Name Michael Ethan Daviston
 Mailing Address 6405 Highway 10
Montevallo, AL 35115

Property Address 6405 Highway 10
Montevallo, AL 35115

Date of Sale February 11, 2025
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 93,360.00

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 Assessor's value under Parcel ID
☐ Closing Statement # 26 2 03 0 002 004.000

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 2/11/25

Print Hyland Wehunt

Unattested _____

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/28/2025 01:40:16 PM
 \$121.50 BRITTANI
 20250228000059870

Allen S. Bayl