



20250408000103730 1/3 \$203.00
Shelby Cnty Judge of Probate, AL
04/08/2025 09:40:59 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051,

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Judy R. Davis, a widow (herein referred to as GRANTOR), does grant, bargain, sell and convey unto Forrest G. Davis (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, and 27 in Block 116, according to Safford's Map of Shelby as recorded in Map Book 3, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, and rights of way of record.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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 his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/08/2025
State of Alabama
Deed Tax: \$175.00



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

7th day of April, 2025.

Judy R. Davis
Judy R. Davis

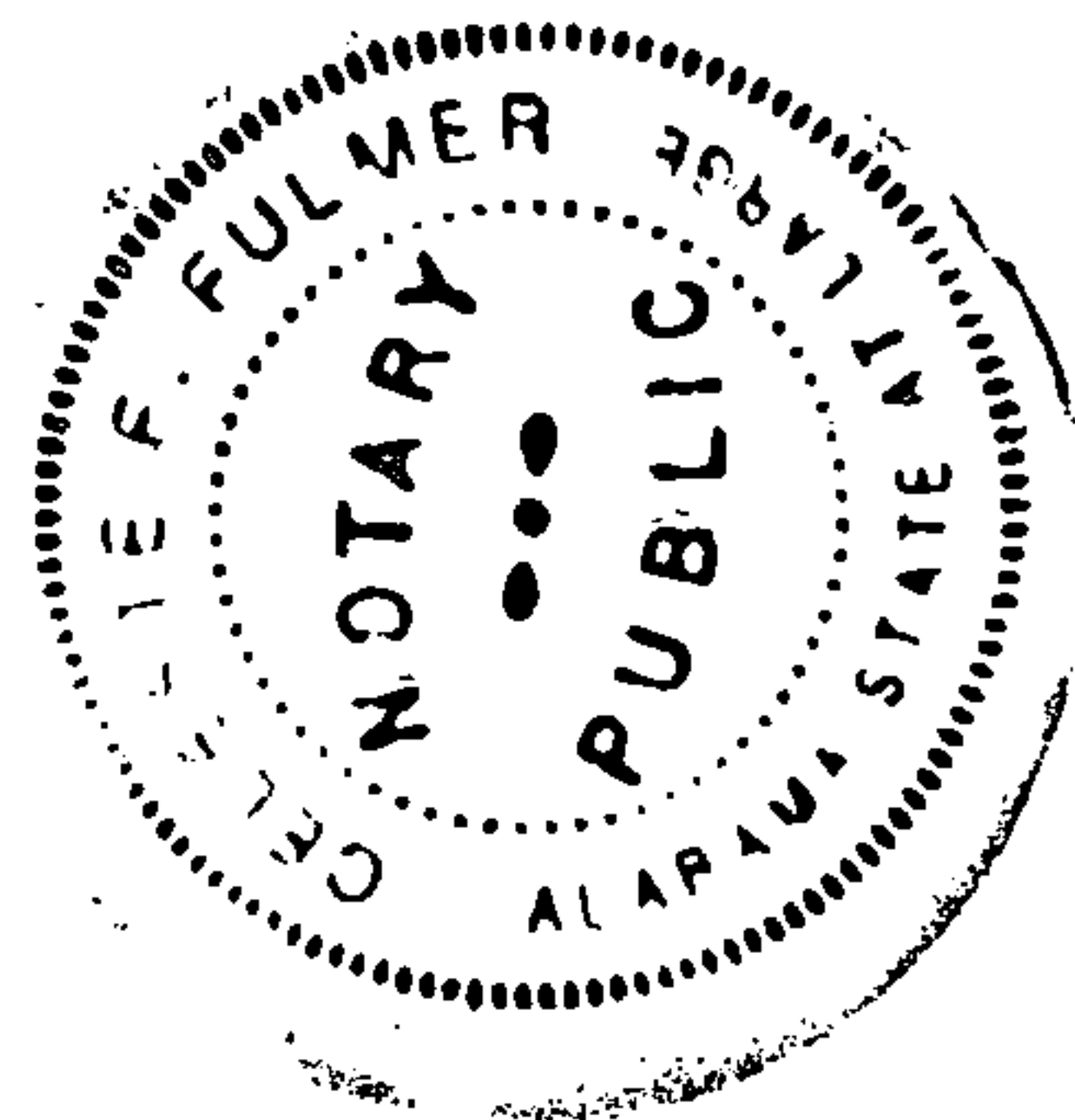
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy R. 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2025.

Celeste Fulmer
Notary Public

My commission expires: 10/9/28



Real Estate Sales Validation Form

20250408000103730 3/3 \$203.00
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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Judy R. Davis
Mailing Address P.O. Box 1
Shelby, AL 35143

Grantee's Name Forrest G. Davis
Mailing Address 12015 Marine Drive No. 611
Tulalip, WA 98271

Property Address 260 Evergreen Road
Shelby, AL 35143

Date of Sale 4/7/25
Total Purchase Price \$
or
Actual Value \$ 174,890.00
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)

Bill of Sale
Sales Contract
Closing Statement
Appraisal
X Other assessor's current market value

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 4/7/25

Print Judy R. Davis

Unattested

Sign

Judy R. Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1