

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-25-30477

Send Tax Notice To: Daniel Clint Davis
Anna Caitlyn Davis

7755 Highway 47
Shelby, AL 35143

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 **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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, **Glenda D. Sheffield, a married woman (as to Parcel I) Tommy Jones and wife, Debra K. Jones (as to Parcel II and III)** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel Clint Davis and Anna Caitlyn Davis**, 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.

No part of the homestead of the Grantors herein or spouse.

\$150,000.00 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 14th day of

May, 2025.

Glenda D Sheffield
Glenda D Sheffield

Tommy Jones
Tommy Jones

Debra K Jones
Debra K Jones

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 Glenda D Sheffield, Tommy Jones, and Debra K Jones, 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 14th day of May, 2025

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

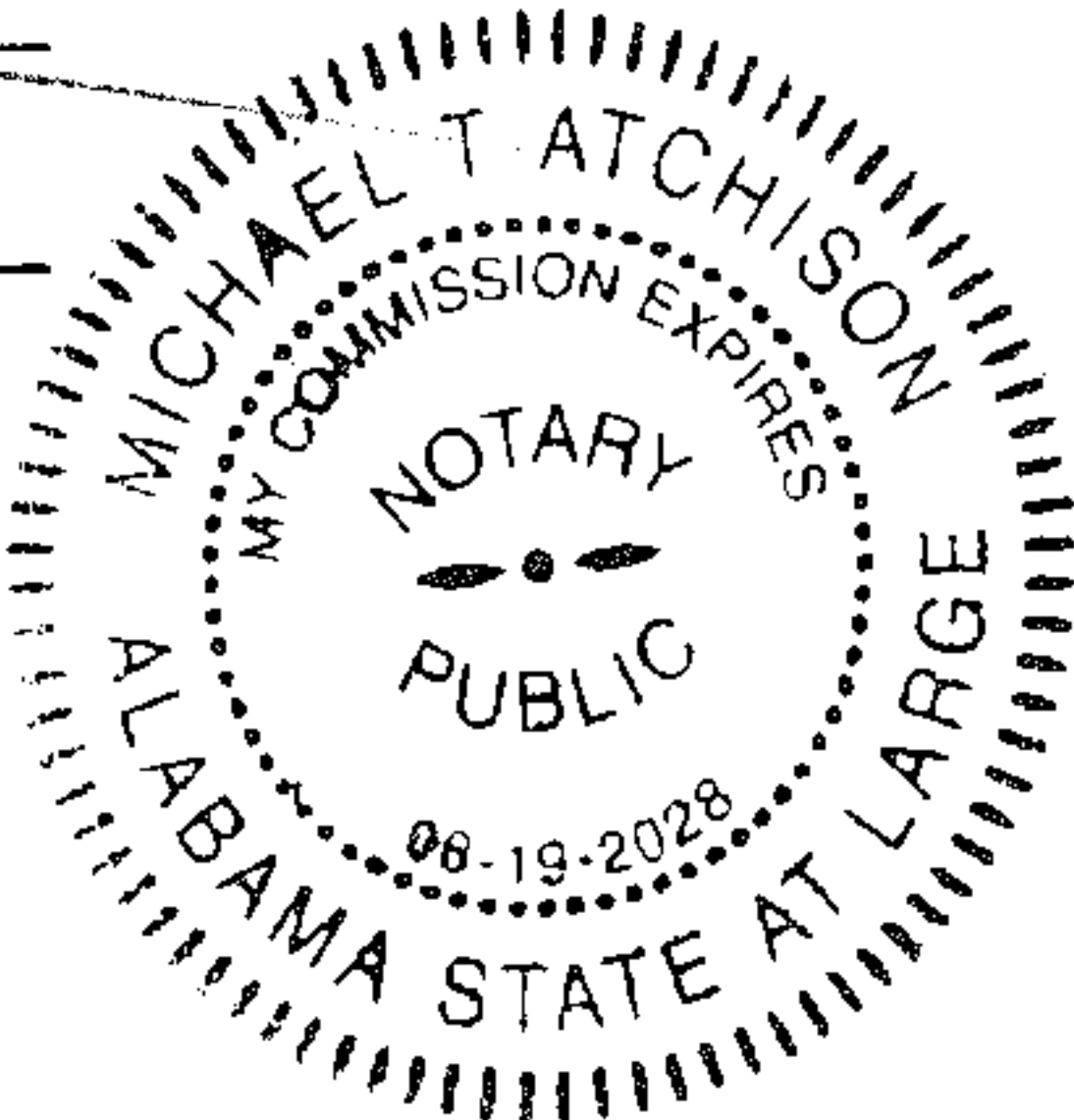


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section 15 a distance of 1139.81 feet; thence turn an angle of 135 degrees 46 minutes 11 seconds to the right and run a distance of 172.74 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 104 degrees 57 minutes 54 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 75 degrees 02 minutes 06 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 104 degrees 57 minutes 54 seconds to the left and run a distance of 210.00 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 15, Township 24 North, Range 15 East.

ALSO, an easement for a drive described as: Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section 15, a distance of 1139.81 feet; thence turn an angle of 135 degrees 46 minutes 11 seconds to the right and run a distance of 382.74 feet to the point of beginning; thence continue in the same direction a distance of 418.50 feet to a point on the Northeast right of way of Shelby County Hwy. No. 47; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 20.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 423.85 feet; thence turn an angle of 104 degrees 57 minutes 54 seconds to the left and run a distance of 20.50 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 15, Township 24 North, Range 15 East.

PARCEL II:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section a distance of 21.60 feet to the NE right of way line of Shelby County Highway No. 47 and the point of beginning; thence continue East along the North line of said section a distance of 1118.21 feet; thence turn an angle of 135 degrees 46 minutes 11 seconds to the right and run a distance of 801.24 feet to the NE right of way line of said County Highway No. 47; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run along side right of way a distance of 780.00 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along said section line a distance of 22.66 feet to the point of beginning; thence continue along last described course a distance of 548.82 feet; thence run an angle of 124 degrees 47 minutes 27 seconds right and run a distance of 401.35 feet; thence run an angle of 101 degrees 04 minutes 24 seconds right and run a distance of 459.26 feet to the point of beginning.

PARCEL III:

Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said section a distance of 1139.81 feet to the point of beginning; thence continue East along the North line of said section a distance of 191.35 feet to the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 15; thence turn an angle of 90 degrees 49 minutes 57 seconds to the right and run South along the East line of said 1/4-1/4 section a distance of 325.00 feet; thence turn an angle of 44 degrees 42 minutes 22 seconds to the right and run a distance of 422.81 feet; thence turn an angle of 75 degrees 15 minutes 58 seconds to the right and run a distance of 377.54 feet; thence turn an angle of 104 degrees 57 minutes 54 seconds to the right and run a distance of 613.24 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

ALSO, a 20.00 feet easement for a drive described as: Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East; thence run along the North line of said section a distance of 1139.81 feet; thence turn an angle of 135 degrees 46 minutes 11 seconds to the right and run a distance of 613.24 feet to the point of beginning; thence continue in the same direction a distance of 188.00 feet to the Northeast right of way of Shelby County Hwy. No. 47; thence turn an angle of 90 degrees 00 minutes to the left and run along said Hwy. R/W a distance of 20.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 193.35 feet; thence turn an angle of 104 degrees 57 minutes 54 seconds to the left and run a distance of 20.50 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section 15 a distance of 1139.81 feet; thence turn an angle of 135 degrees 46 minutes 11 seconds to the right and run a distance of 172.74 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 104 degrees 57 minutes 54 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 75 degrees 02 minutes 06 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 104 degrees 57 minutes 54 seconds to the left and run a distance of 210.00 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 15, Township 24 North, Range 15 East.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/16/2025 10:54:57 AM
 \$29.00 JOANN
 20250516000149750

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name	Glenda D Sheffield Tommy Jones Debra K Jones	Grantee's Name	Daniel Clint Davis Anna Caitlyn Davis
Mailing Address	<u>984 Hwy 71</u> <u>Shelby AL 35143</u>	Mailing Address	<u>7755 Hwy 47</u> <u>Shelby AL 35143</u>
Property Address	7781 Highway 47 Shelby, AL 35143	Date of Sale	May 14, 2025
		Total Purchase Price	\$125,000.00
		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 May 13, 2025

Print Glenda D Sheffield

Unattested

Sign *Glenda D Sheffield*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)