



20250606000174590 1/3 \$228.00
Shelby Cnty Judge of Probate, AL
06/06/2025 01:53:45 PM 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 Cecil Jefferson Davis (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SE 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 15 East, described as follows: Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 15 East for the point of beginning; thence run North on the Section line for 330.0 feet; thence turn left 94 degrees 56 minutes 39 seconds for 660.0 feet; thence turn left 85 degrees 03 minutes 21 seconds for 330.0 feet to the South Quarter-Quarter line; thence turn left 94 degrees 56 minutes 39 seconds and along said Quarter-Quarter line for 660.0 feet to the point of beginning. According to survey of Ralph E. Chappell, RLS #10549, dated March 5, 2002.

Subject to easements, covenants, restrictions, conditions, rights of way, and encumbrances 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

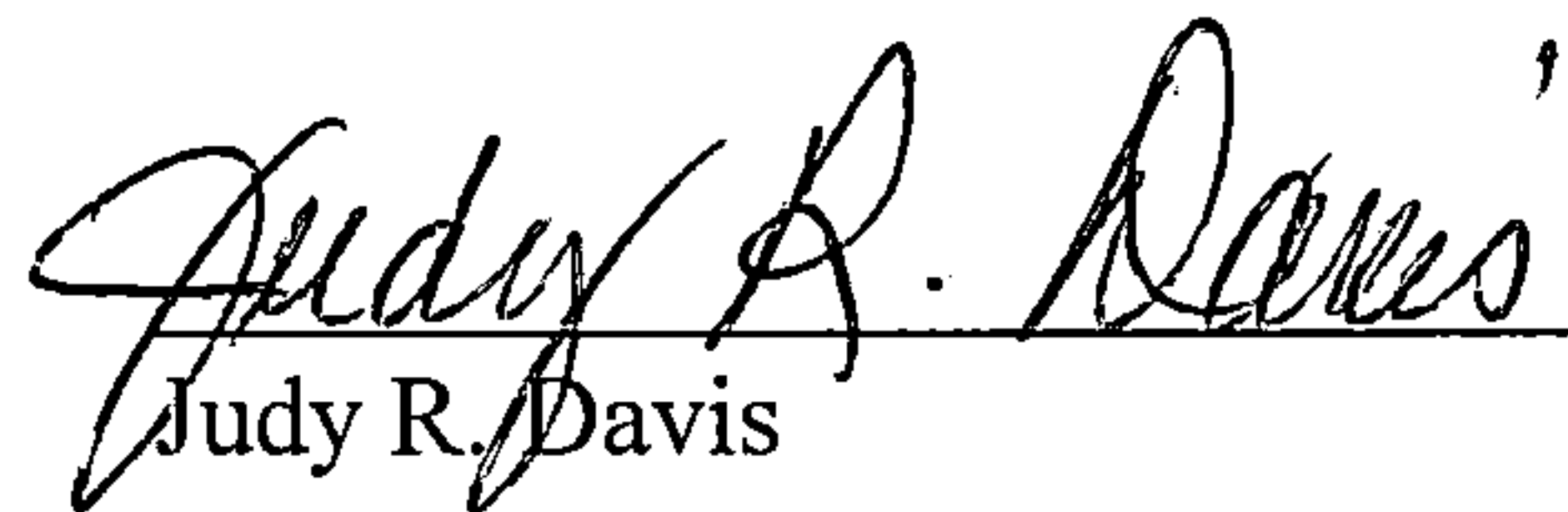
Shelby County, AL 06/06/2025
State of Alabama
Deed Tax: \$200.00



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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.

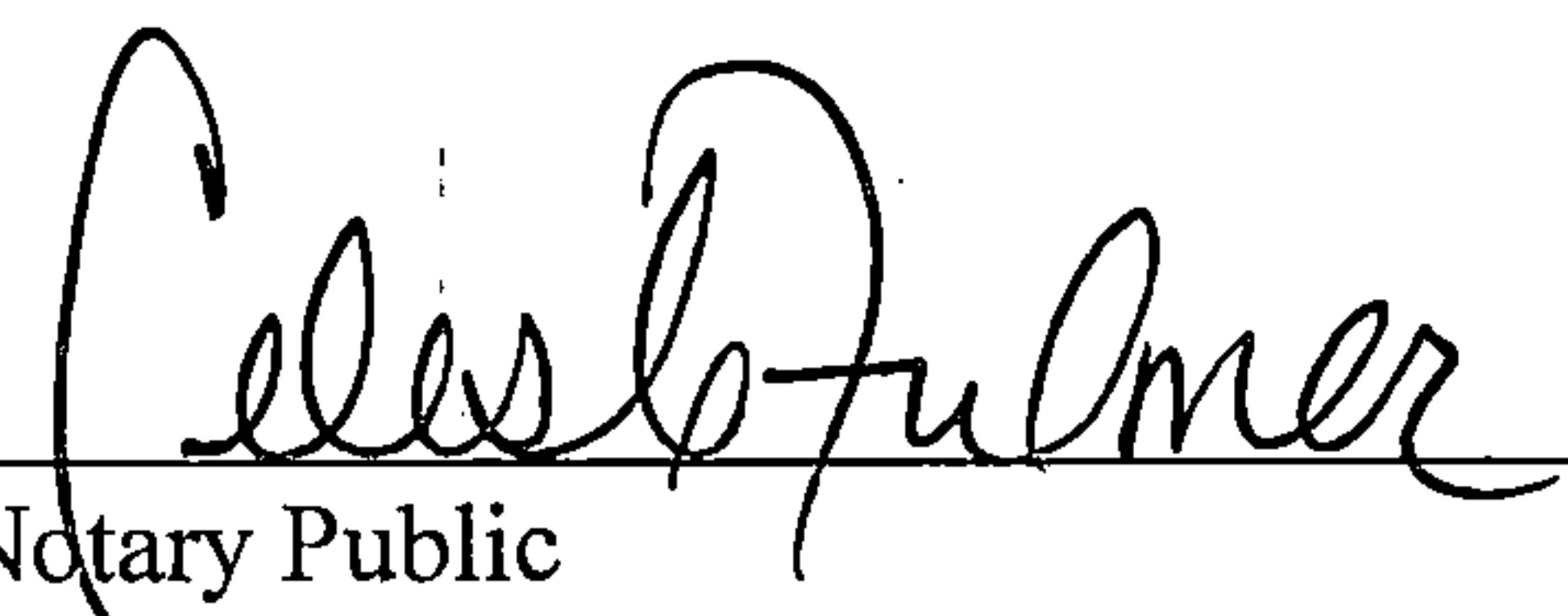
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
6th day of June, 2025.


Judy R. Davis

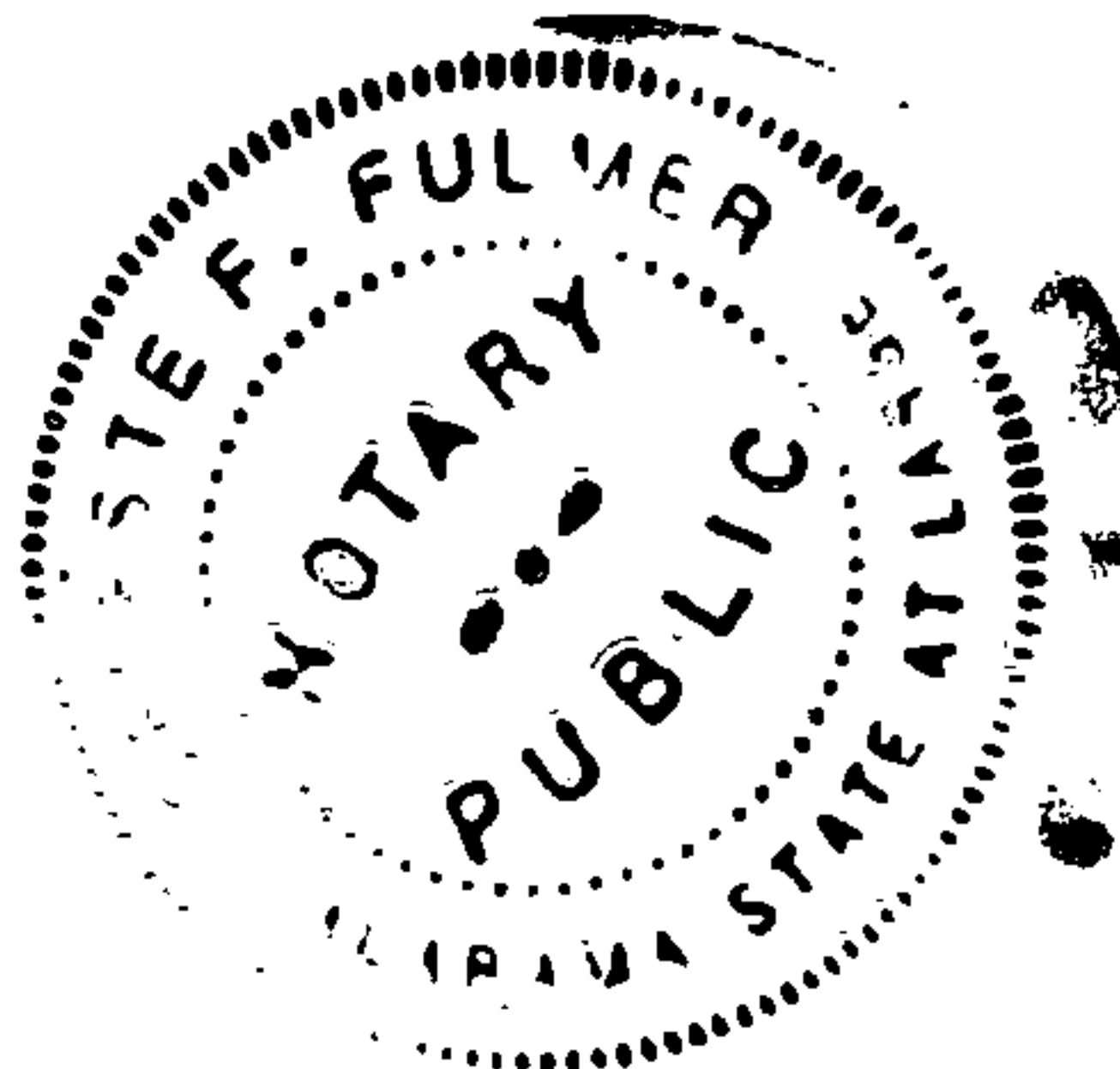
STATE OF ALABAMA
SHELBY COUNTY

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 6th day of June, 2025.


Notary Public

My commission expires: 10-9-28



Real Estate Sales Validation Form

20250606000174590 3/3 \$228.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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

Grantee's Name Cecil Jefferson Davis
Mailing Address PO Box 1
Shelby, AL 35143

Property Address 431 Strawberry Road
Shelby, AL 35143

Date of Sale 6-6-25
Total Purchase Price \$

or
Actual Value \$ 199,890.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ 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 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 6-6-25

Print Judy R. Davis

☐ Unattested

Sign

Judy R. Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1