

20250716000215410 1/4 \$250.00
Shelby Cnty Judge of Probate, AL
07/16/2025 12:51:17 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051
Prepared without evidence of title.

Send Tax Notice to:
Tisah L. James
4476 Bellemeade Dr
Douglasville GA 30135

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED SEVENTEEN THOUSAND DOLLARS AND ZERO CENTS (\$217,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Tisha L. James, a single woman, Devin R. James, a single man, Jayla James, a single woman, and Robert James IV, a single man.* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Tisha L. James* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are all the heirs at law of Robert Cornelius James III, having died intestate October 21, 2024. Robert Cornelius James III, was the only heir of Annie J. James who died in testate on September 9, 2021. Annie J. James was grantee in Instrument 20030814000533880, in the Probate Office Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of July 2025.

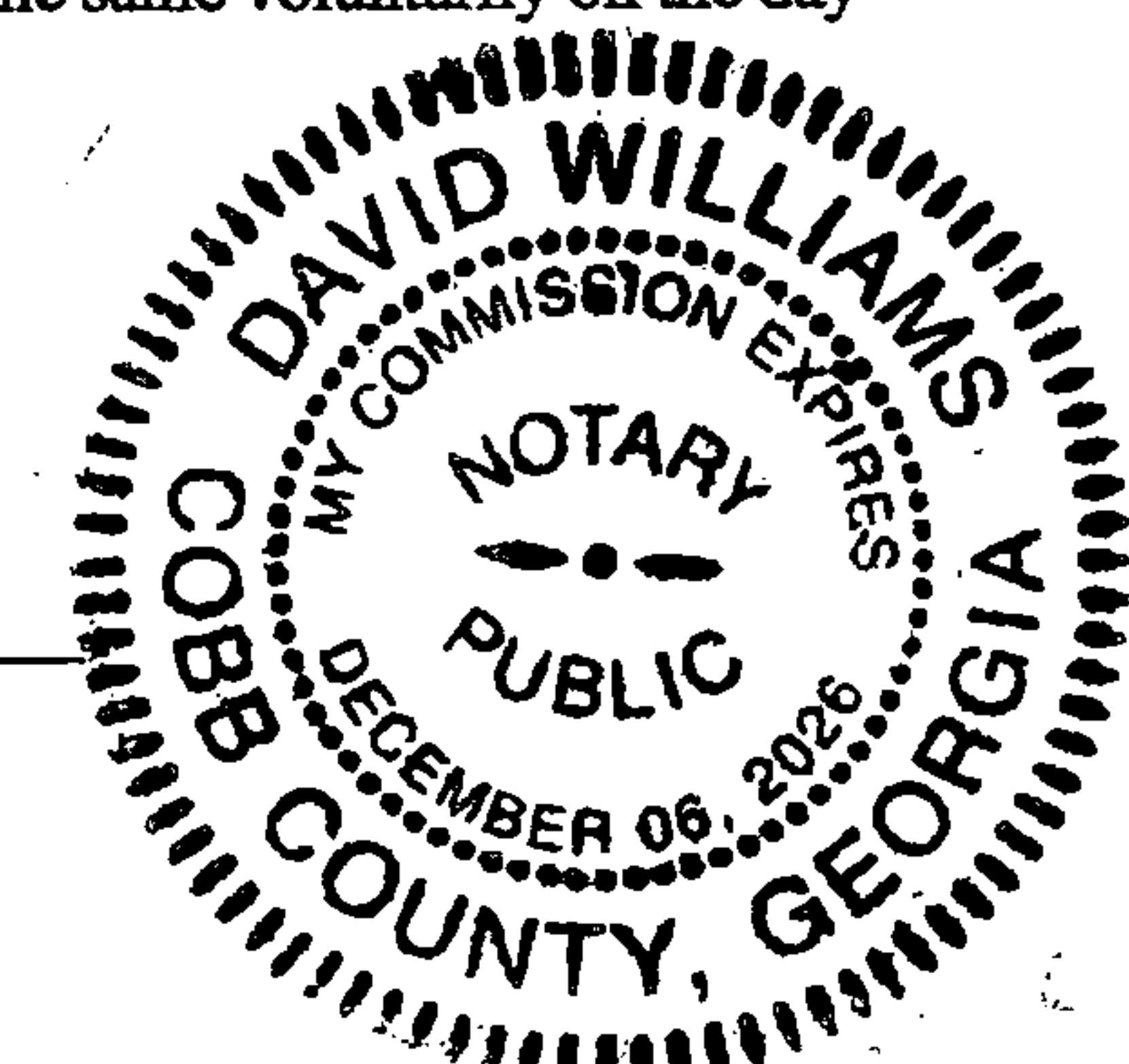
Tisha L. James

STATE OF ALABAMA)
COUNTY OF SHELBY)

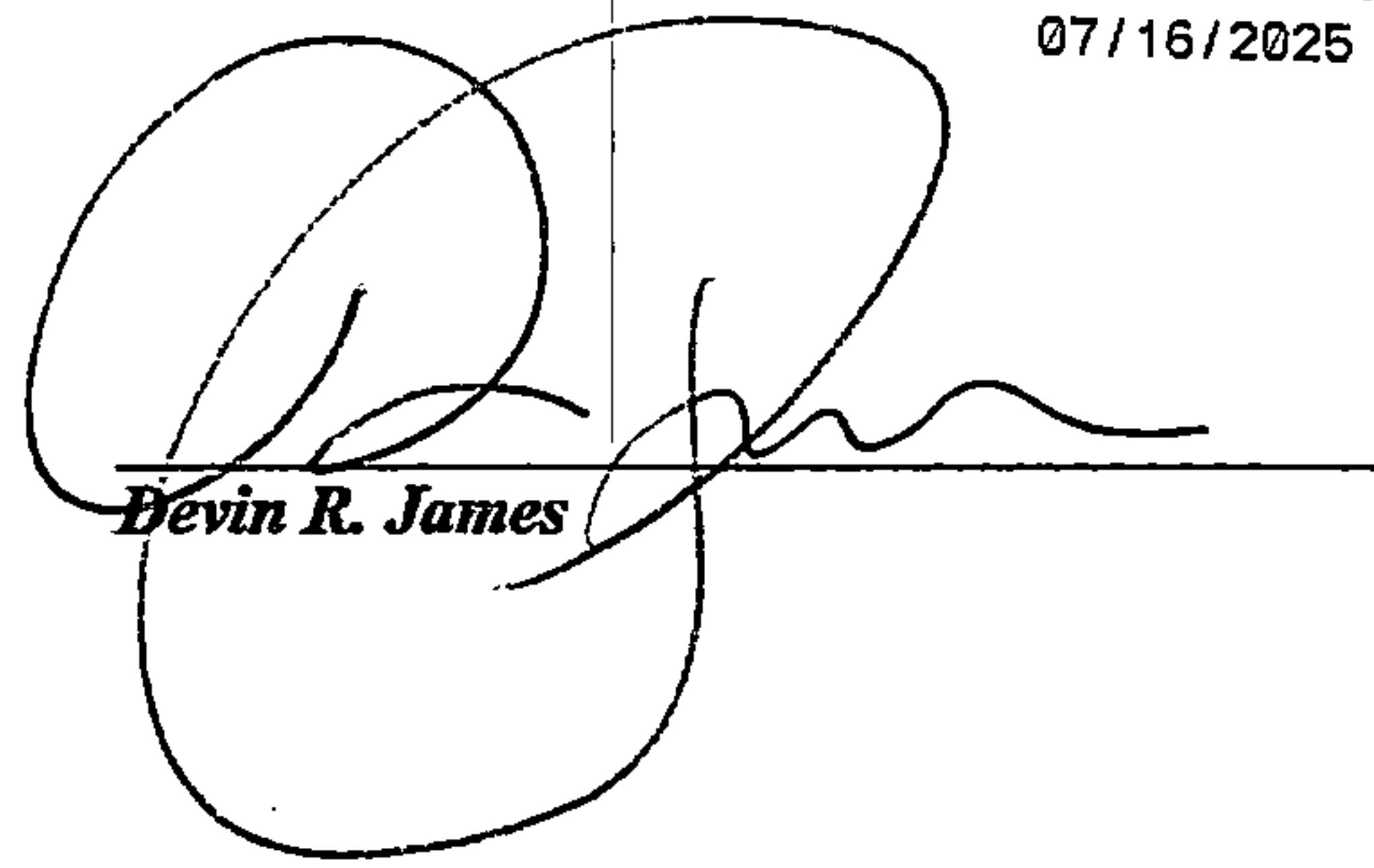
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Tisha L. James*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of July 2025.

Notary Public
My Commission Expires:



Shelby County, AL 07/16/2025
State of Alabama
Deed Tax:\$217.00

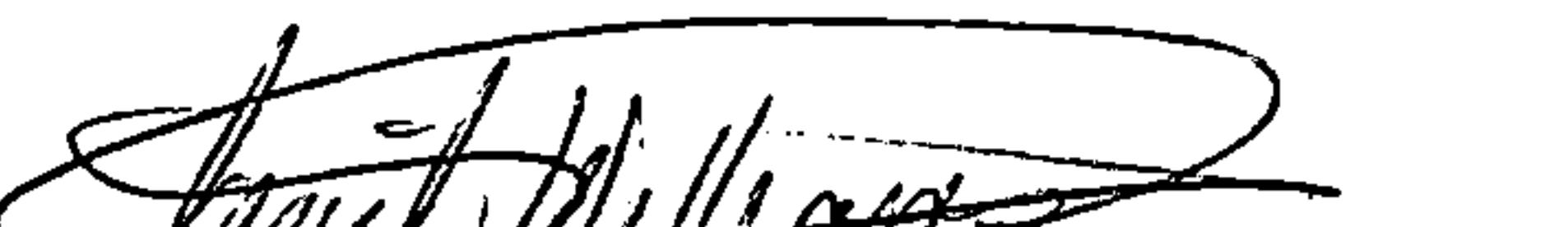


Devin R. James

STATE OF ALABAMA)
COUNTY OF SHELBY)

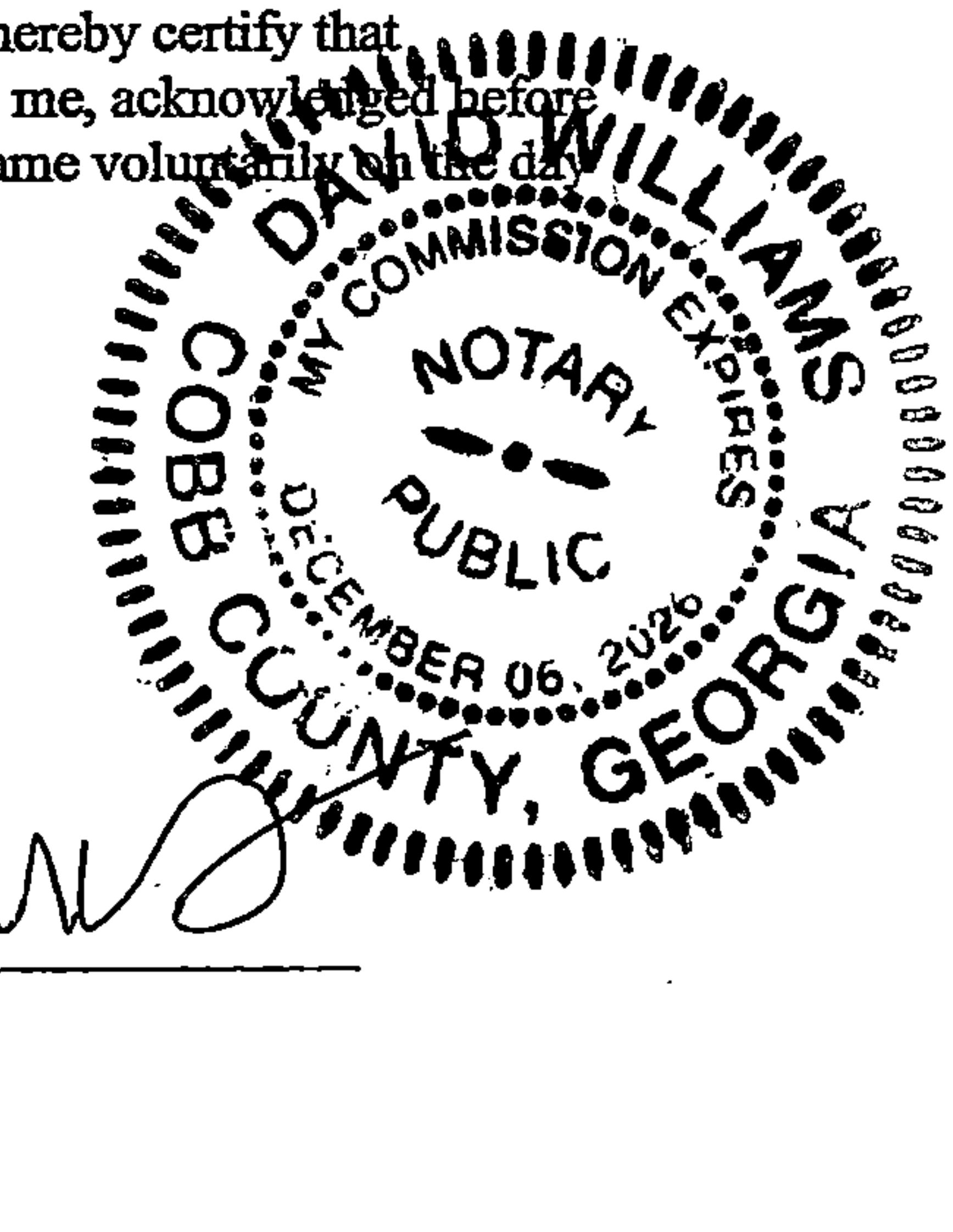
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Devin R. James*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

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



David Williams

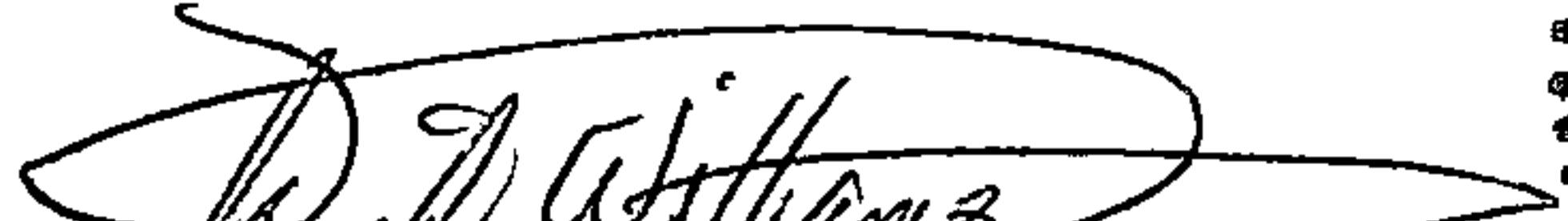
Notary Public
My Commission Expires:



STATE OF ALABAMA)
COUNTY OF SHELBY)

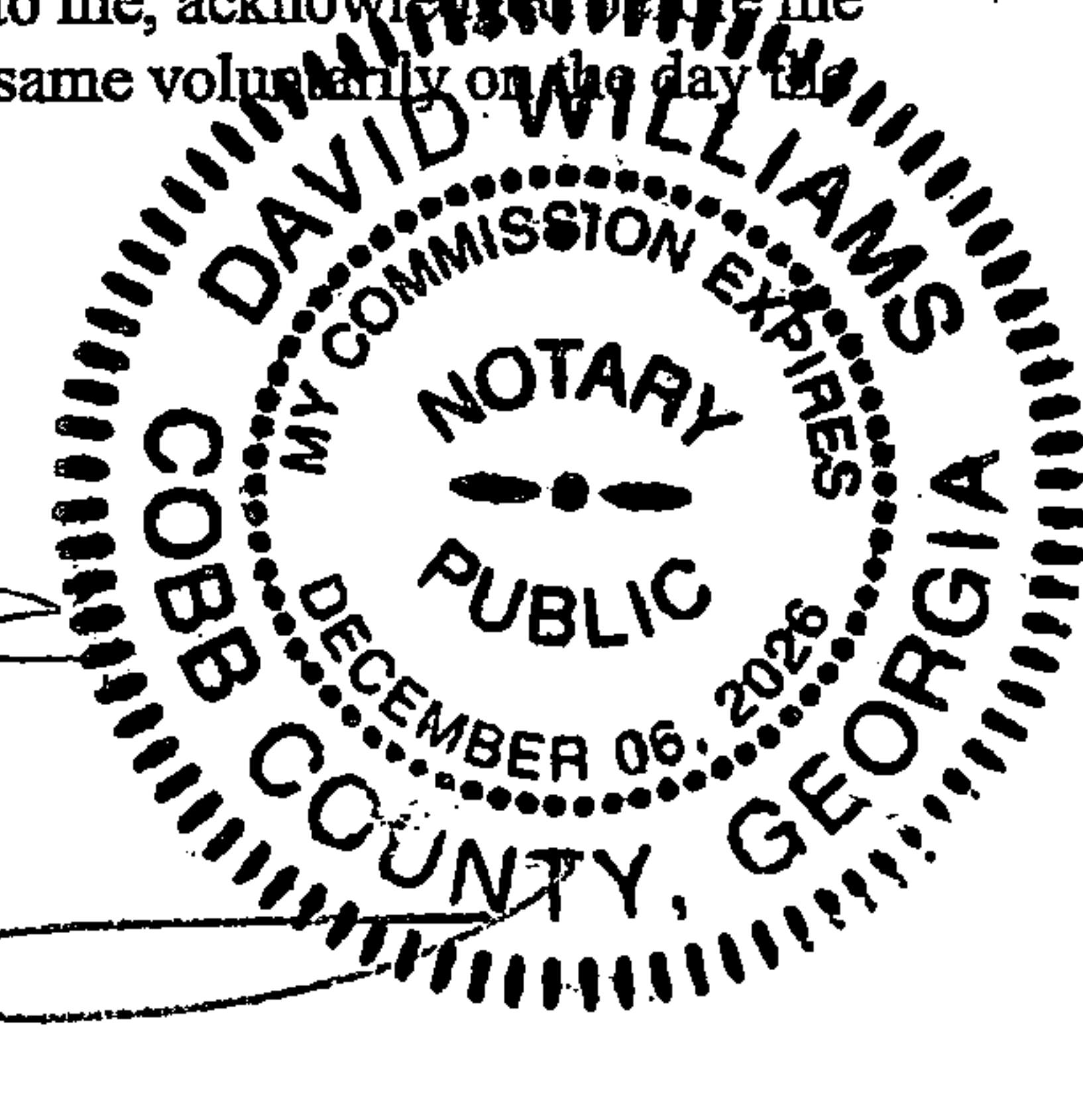
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Jayla James*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

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



David Williams

Notary Public
My Commission Expires:



STATE OF ALABAMA)
COUNTY OF SHELBY)

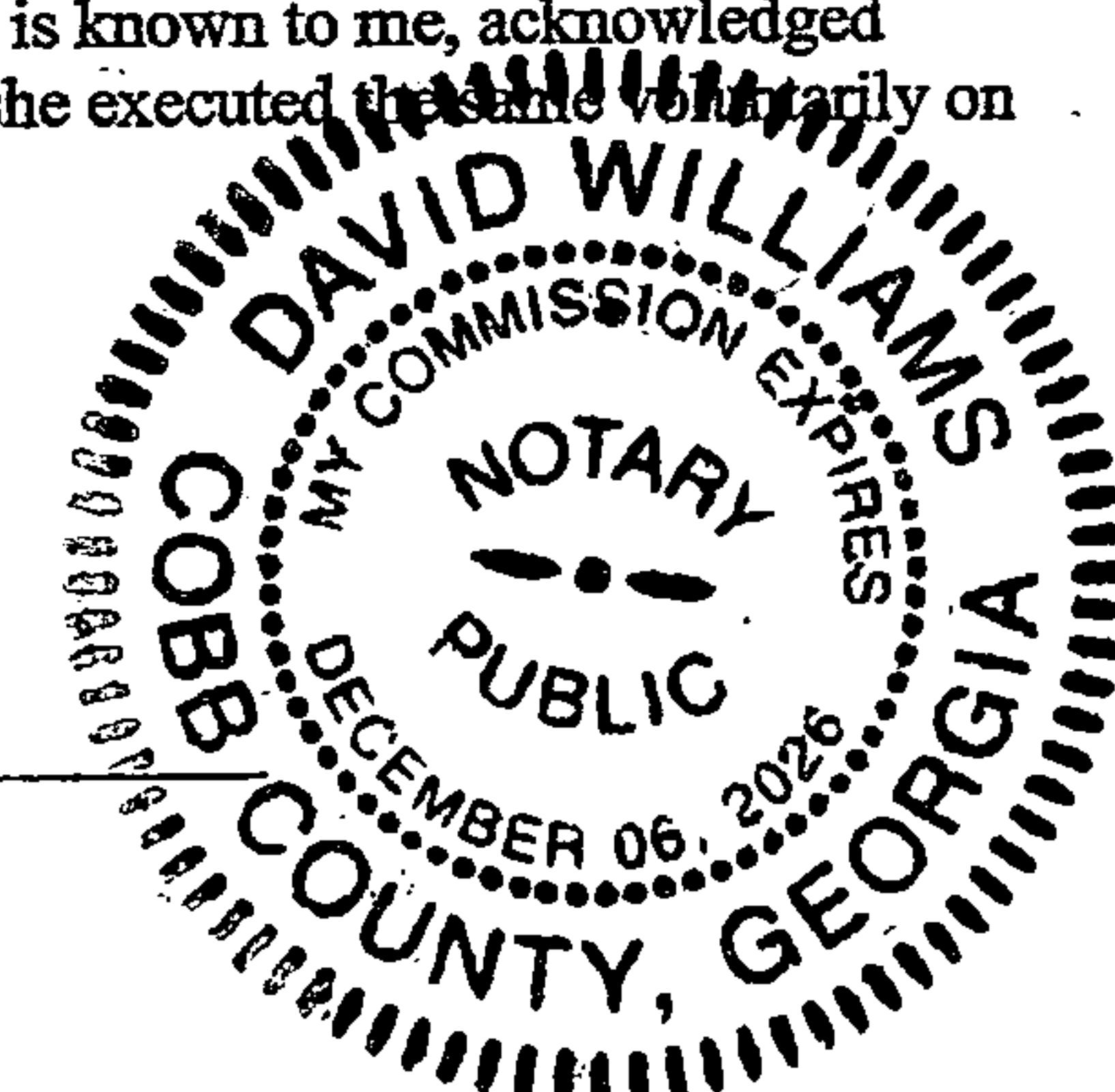
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Robert James IV*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of July 2025.



David Williams

Notary Public
My Commission Expires:





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Exhibit "A"- Legal Description

Lot 32, According to the survey of Daventry Sector II, Phase II, as Recorded in Map Book 29, Page 32 in the
Probate Office of Shelby County, Alabama

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Annie J. James
939 Davenport Trail
Caledonia, GA 35040

Grantee's Name Tisha L. James
Mailing Address 4476 Bellemere Dr
Douglasville GA 30135

Property Address

939 Davenport Trail
Caledonia, GA 35040

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 217,000

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

Other Tax 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.

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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.

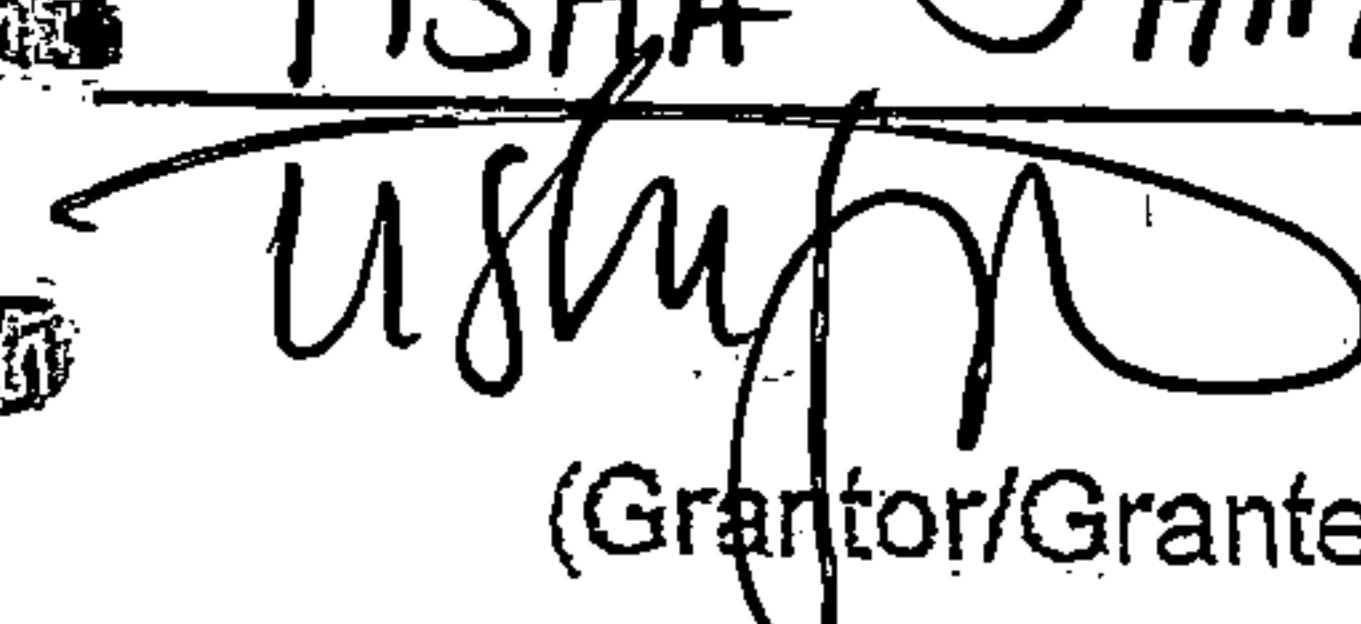
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7-11-15

Unattested

(verified by)

Print TISHA JAMES
Sign 
(Grantor/Grantee/Owner/Agent) circle one