

Send Tax Notice To:
Brad and Jennifer Davis
91 Hammock Lane
Shelby, AL 35143

Prepared by: Larry Avery
P.O. Box 1311
Jemison, Alabama 35085



20250904000271800 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/04/2025 11:23:45 AM FILED/CERT

Statutory Warranty Deed- Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
 KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

THAT IN CONSIDERATION OF FOUR HUNDRED SEVENTY-FIVE THOUSAND and 00/100 DOLLARS (\$475,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LARRY W. AVERY and wife, BARBARA AVERY** (herein referred to collectively as Grantor,) do grant, bargain, sell and convey unto **BRAD DAVIS and JENNIFER DAVIS, as joint tenants with right of survivorship** (herein referred to collectively as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

SEE EXHIBIT A ATTACHED HERETO, and included herein as if set out in full

Subject to:

1. General and special taxes or assessments for 2025 and subsequent years not yet due and payable;
2. Mineral and mining rights reserved in deed from Alabama Power Company;
3. Covenant with Shelby County Health Department recorded in Instrument # 20090717000275630;
4. Right of Way Easement with The Westervelt Company, Inc. as recorded in Instrument # 20090629000248620; and
5. All other existing easements, flood lines, restrictions, set-back lines, rights of ways, limitations, if any, of record.

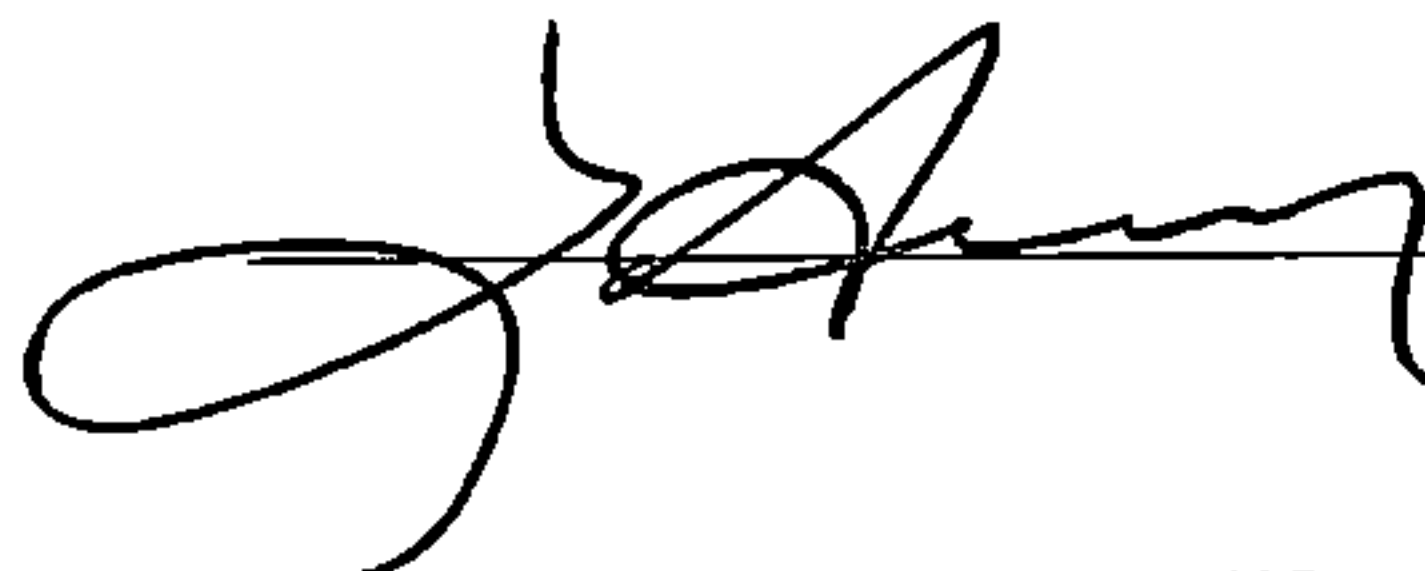
ALL of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever .

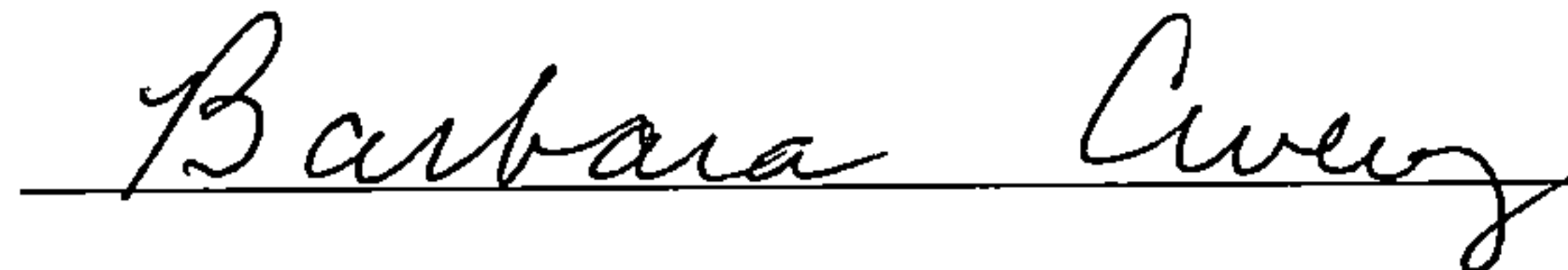
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set his signature, this the 3rd day of September 2025.

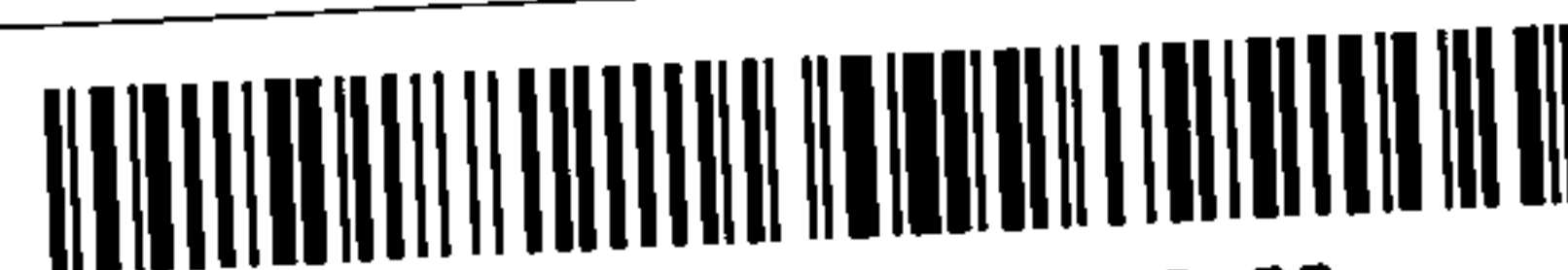
LARRY W. AVERY



BARBARA AVERY



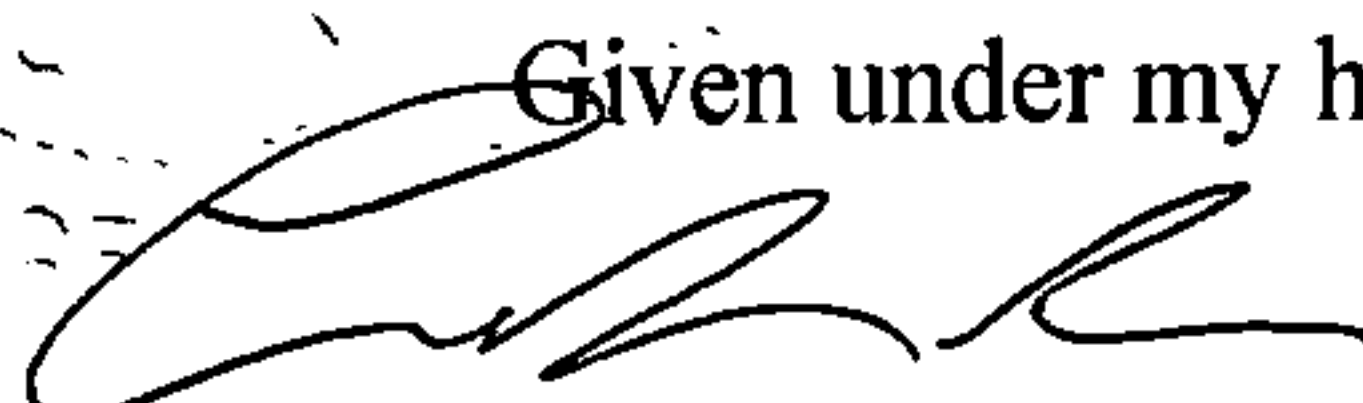
STATE OF ALABAMA)
COUNTY OF SHELBY)



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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LARRY AVERY 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 3rd day of September, 2025.

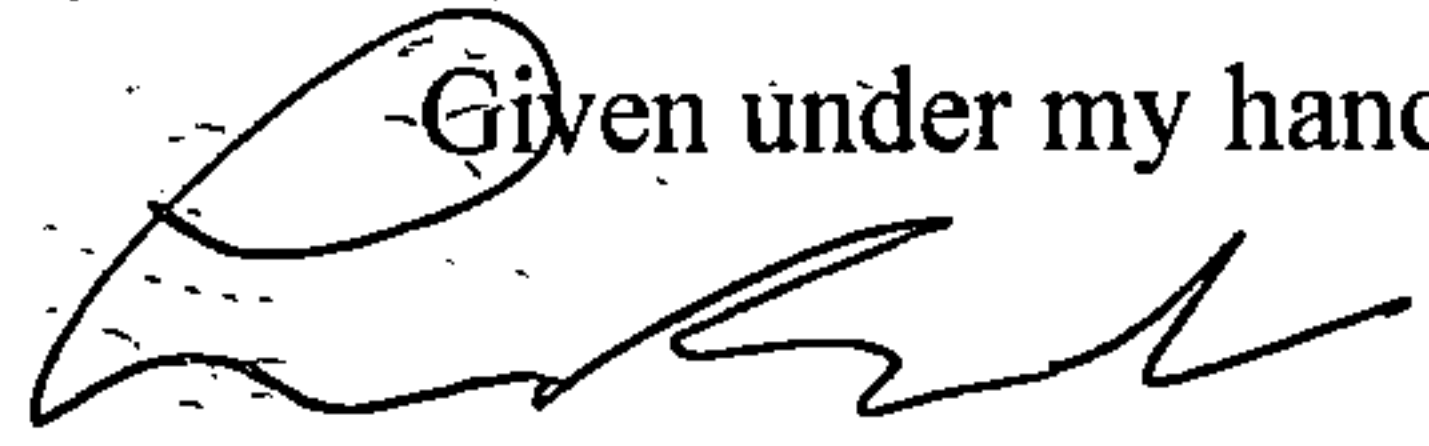

NOTARY PUBLIC

My commission expires: 5-13-2027

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BARBARA AVERY 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 3rd day of September, 2025.


NOTARY PUBLIC

My commission expires: 5-13-2027

Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said Section 25 a distance of 879.58 feet to a point; Thence turn 94 degrees, 02 minutes, 00 seconds left and run Northerly 410.63 feet to a point; thence turn 89 degrees, 17 minutes, 00 seconds right and run Easterly a distance of 354.30 feet to the point of beginning of the property being described; Thence continue along the last described course a distance of 122.0 feet to a point on the water line edge of Lay Lake; Thence turn 94 degrees, 34 minutes, 00 seconds right and run Southerly along the water line edge of said Lay Lake a distance of 90.0 feet to a point; Thence turn 90 degrees, 31 minutes, 58 seconds right and run Westerly a distance of 105.0 feet to a point; Thence turn 58 degrees, 08 minutes, 53 seconds right and run Northwesterly a distance of 31.97 feet to a point; Thence turn 31 degrees, 19 minutes, 09 seconds right and run Northerly a distance of 52.0 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO:

A 15' ingress, egress and utility easement situated in the SW ¼ of the SW ¼ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; Thence S 89 degrees, 26 minutes, 44 seconds E along the South line of said section a distance of 879.58 feet; Thence N 3 degrees, 28 minutes, 44 seconds a distance of 410.63 feet; Thence N 85 degrees, 48 minutes, 16 seconds E a distance of 354.30 feet; Thence S 0 degrees, 22 minutes, 16 seconds W a distance of 52.00 feet; Thence S 30 degrees, 56 minutes, 53 seconds E a distance of 31.97 feet; Thence S 89 degrees, 5 minutes, 46 seconds E a distance of 4.62 feet to the Point of Beginning of the centerline of a 15' ingress, egress, and utility easement lying 7.50' to either side of and parallel to described centerline; Thence S 49 degrees, 53 minutes, 45 seconds W along said centerline a distance of 115.83 feet to the centerline of a 15' easement as shown on a survey by Joseph Conn, Jr. dated April 24, 1986 and the end of said centerline.



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Real Estate Sales Validation Form

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

Grantor's Name Larry and Barbara Avery
Mailing Address P.O. Box 1311
Jemison, Alabama 35085

Grantee's Name Brad and Jennifer Davis
Mailing Address 91 Hammock Lane
Shelby, Alabama 35143

Property Address 91 Hammock Lane

Date of Sale 09/03/2025
Total Purchase Price \$ 475,000.00

or
Actual Value \$

or
Assessor's Market Value \$



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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

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 09/03/2025

Print

Laure Bostard Sharp

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1