

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Joseph Paul Partridge II
205 Shadywood Circle
Sterrett AL 35147

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20251008000310280 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
10/08/2025 10:17:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joseph W. Davis, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Joseph Paul Partridge II** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

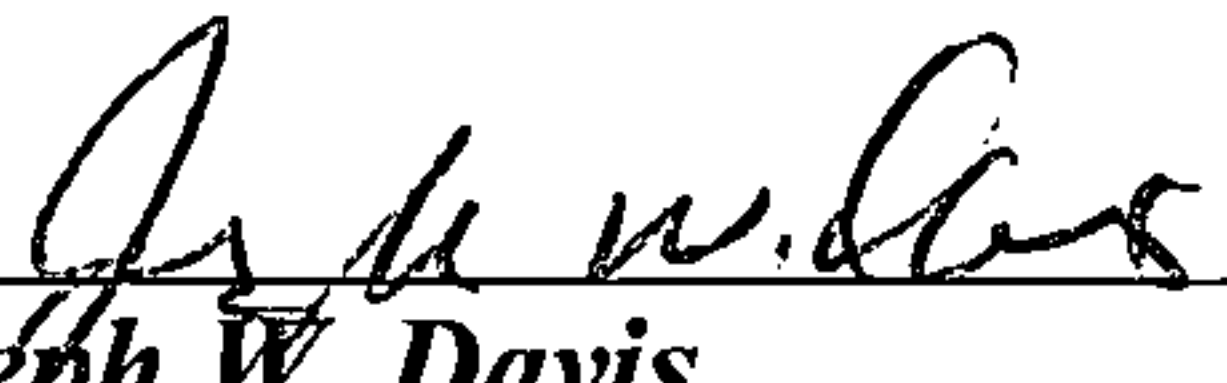
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION *Partridge

- SUBJECT TO:**
- 1. Ad valorem taxes due and payable October 1, 2025.
 - 2. Easements, restrictions, rights of way, and permits of record.

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 ^{6th}~~10th~~ day of October 2025.



Joseph W. Davis

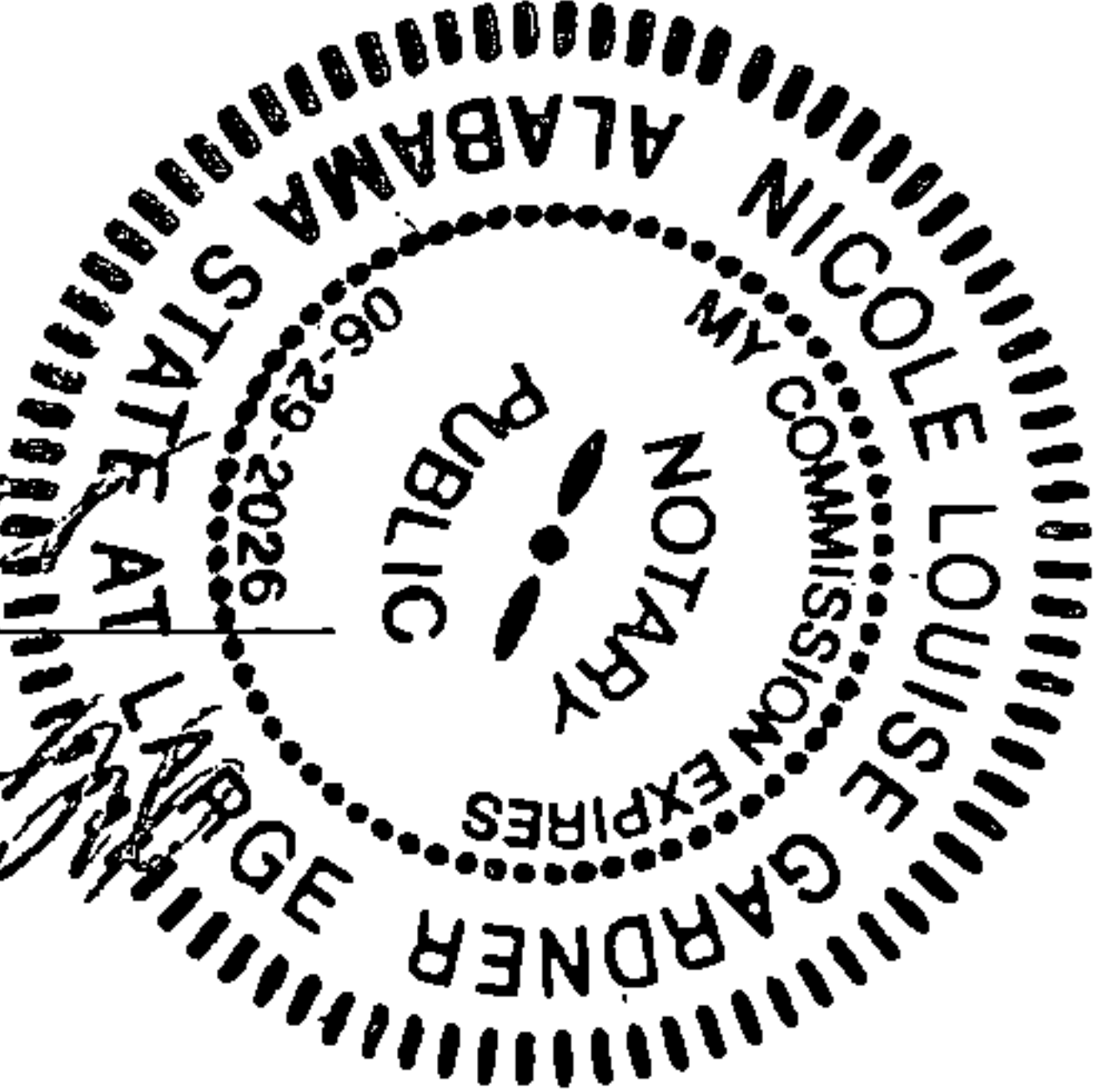
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joseph W. Davis**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{6th} day of October 2025.



Notary Public
My Commission Expires: ⁶⁻²⁹⁻²⁰²⁶



Shelby County, AL 10/08/2025
State of Alabama
Deed Tax: \$10.00

EXHIBIT A—LEGAL DESCRIPTION



20251008000310280 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION QUIT CLAIM

AS-SURVEYED

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" OPEN TOP PIPE BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15 AND THENCE RUN N 87°06'10" W ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 328.33' TO A FOUND 2" OPEN TOP PIPE; THENCE LEAVING SAID NORTH 1/4 - 1/4 LINE, RUN S 00°21'49" E FOR A DISTANCE OF 20.86' TO A SET 1/2" CAPPED REBAR STAMPED PLS#37248 CA1084LS" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 00°21'49" E FOR A DISTANCE OF 364.36' TO A FOUND 1/2" CAPPED REBAR STAMPED "SCS"; THENCE RUN S 89°27'17" W FOR A DISTANCE OF 119.55' TO A SET 1/2" CAPPED REBAR STAMPED PLS#37248 CA1084LS"; THENCE RUN N 00°21'49" W FOR A DISTANCE OF 364.36' TO A SET 1/2" CAPPED REBAR STAMPED PLS#37248 CA1084LS"; THENCE RUN N 89°27'17" E FOR A DISTANCE OF 119.55' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.00 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name Joseph W. Davis
Mailing Address 120 Shady Wood Cu
Sterrett AL 35147

Grantee's Name Joseph Paul Partridge II
Mailing Address 205 Shady Wood Cu
Sterrett AL 35147

Property Address Voncar Lane

Date of Sale 10-6-25
Total Purchase Price \$ 10,000.00



20251008000310280 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
10/08/2025 10:17:00 AM FILED/CERT

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)

☒ 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 10-6-25

Print Joseph W. Davis

Unattested

Sign Joseph W. Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one