

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Evelyn Davis
P.O. Box 526
Wilsonville, Al 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED EIGHTEEN THOUSAND THREE HUNDRED SEVENTY DOLLARS AND NO/00 DOLLARS (\$118,370.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Evelyn Davis, a single woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Evelyn Davis, Kenneth Heath Davis, Brooklyn Nicole Davis and Chance Heath Davis, as joint tenants with right of survivorship (herein referred to as Grantees)***, 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, 2026.
2. Easements, restrictions, rights of way, and permits of record.

Evelyn Davis is the surviving grantee in Deed Book 178, Page 786. The other grantee Kenneth Davis is deceased, having died January 2, 2010.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 9th day of March 2026.

Evelyn Davis
Evelyn 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 ***Evelyn 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March 2026.

Nicole Louise Gardner
Notary Public
My Commission Expires: 10-31-26

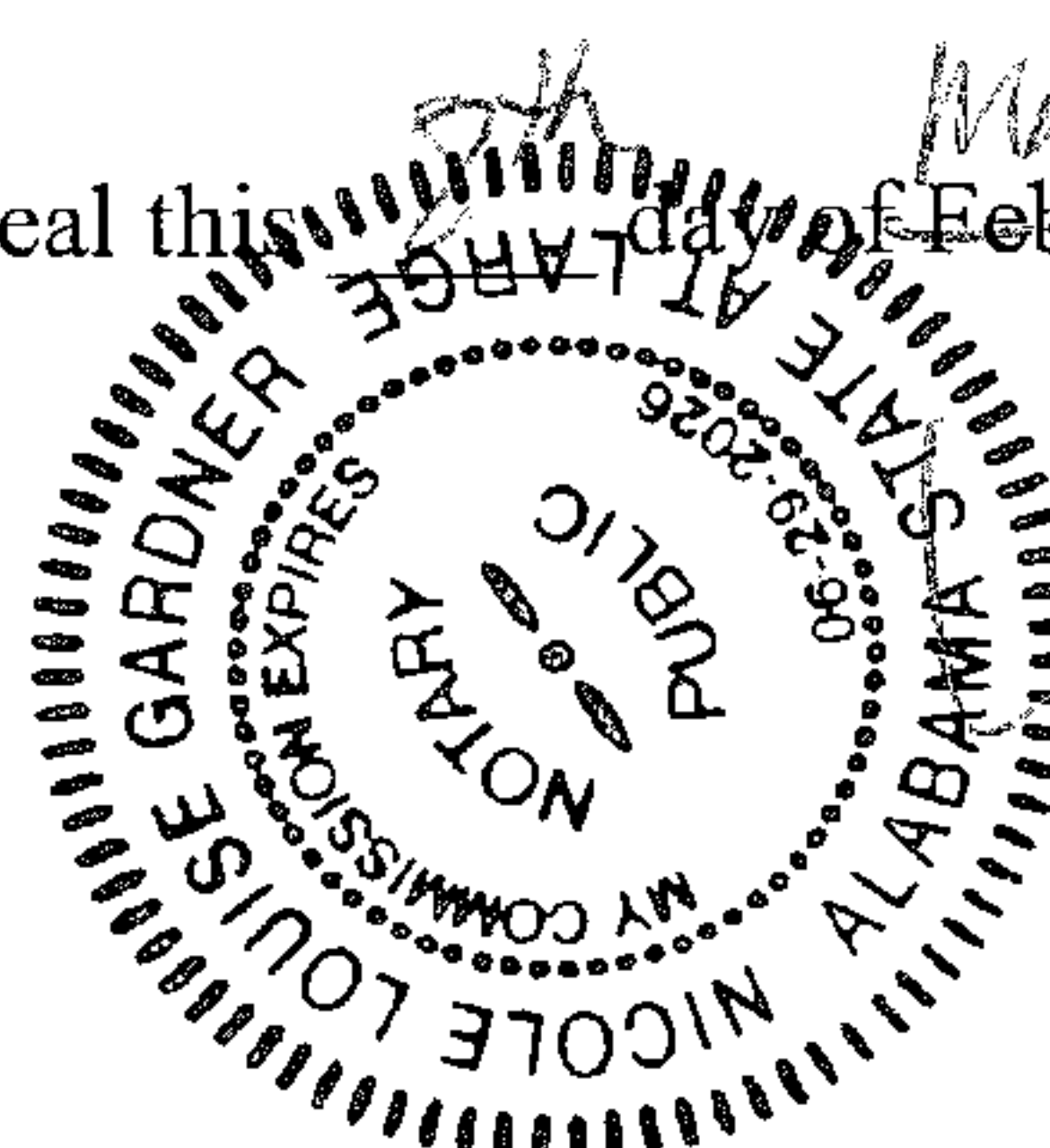


Exhibit "A" Legal Description

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 2, TOWNSHIP 21-SOUTH, RANGE 1-EAST, SHELBY COUNTY, ALABAMA, RUN SOUTH ALONG A FENCE MARKING THE EAST SECTION LINE A DISTANCE OF 830.4 FEET TO A CREOSOTE FENCE POST MARKING THE BEGINNING POINT OF SUBJECT LOT; FROM SAID POINT THUS ESTABLISHED, CONTINUE ALONG SAID FENCE A DISTANCE OF 50.5 FEET TO A FENCE CORNER POST; THENCE RUN SOUTH 86 DEGREES 46 MINUTES EAST ALONG A FENCE A DISTANCE OF 105 FEET; THENCE RUN SOUTH 00 DEGREES 43 MINUTES 27 SECONDS EAST A DISTANCE OF 669.8 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE RUN ALONG SAID HIGHWAY RIGHT OF WAY LINE SOUTH 77 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 229.26 FEET; THENCE RUN NORTH 781.6 FEET TO A FENCE CORNER POST; THENCE RUN ALONG A FENCE SOUTH 87 DEGREES 44 MINUTES EAST A DISTANCE OF 110.3 FEET, BACK TO THE BEGINNING POINT, AND CONTAINING 3.66 ACRES, MORE OR LESS.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2026 03:43:21 PM
\$148.50 JOANN
20260309000068760

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Evelyn Davis
Mailing Address P.O. Box 526
Wilsonville, AL
35172

Grantee's Name Evelyn Davis
Mailing Address P.O. Box 526
Wilsonville, AL
35172

Property Address 29599 Hwy 35
Wilsonville, AL
35186

Date of Sale 3-8-26
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 118,370.00

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 tax 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 3-8-26

Print Mike T. Atchison

Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one