

This instrument was prepared by

(Name) Dorothy B. Davis

888

(Address) 1031 So. 21st Street, Birmingham, Al 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



Shelby Cnty Judge of Probate, AL 09/22/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of Twelve Thousand Five Hundred & no/100 - - - Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John B. Davis, partner, H. M. Davis, Jr., partner and Ted A. Holder, partner doing business as Deerwood Lake, a partnership,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Daniel Phillips, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 34 and 34-A according to Map of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

The above property is conveyed subject to:

Taxes for the current year.

Easements, restrictions, easements, rights-of-way, and restrictive covenants of record.

Title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 190, Page 23, in Probate Office of Shelby County, Alabama.

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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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 22th day of September, 1980.

DEERWOOD LAKE an Alabama General Partnership

(Seal)

John B. Davis, General Partner (Seal)

(Seal)

H. M. Davis, Jr., General Partner (Seal)

(Seal)

Ted A. Holder, General Partner (Seal)

STATE OF ALABAMA

General Acknowledgment

COUNTY

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

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_\_

(See acknowledgment on back of deed)

Notary Public

1980 22nd Sept 1980 B. Davis 35205

State of Alabama)  
Jefferson County)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ted A. Holder, H. M. Davis, Jr., and John B. Davis, whose names as general partners of Deerwood Lake, an Alabama General Partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such general partners, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 3<sup>rd</sup> day of September 1980

*Robert B. Phillips*  
Notary Public  
my comm. exp. 11/9/80

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1980 SEP 22 AM 11:56  
*Thomas P. J. ...*  
JUDGE OF PROBATE

*Deed tax - 12.50*  
*Rec. 3.00*  
*Dist. 1.00*  

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*16.50*

RETURN TO:

John B. Davis, H. M. Davis, Jr.,  
and Ted A. Holder d/h/a Deerwood  
Lake, an Alabama General  
Partnership

TO

James Daniel Phillips

**WARRANTY DEED**

STATE OF ALABAMA,  
Jefferson County.

Judge of Probate  
LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$