

DJ
10029

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SCOTT W. FERGUSON
2004 CROSSVINE ROAD
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED DOLLARS and 00/100 (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PATRICIA J. DAVID, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THE DAVID GROUP, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 38, ACCORDING TO THE SURVEY OF RIVERCHASE WEST, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN MISC. VOLUME 25, PAGE 606.
3. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN MISC. VOLUME 25, PAGE 613.
4. CERTIFICATION OF COMPLIANCE AS RECORDED IN MISC. VOLUME 34, PAGE 549.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISE, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 127, PAGE 140.
6. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 14, PAGE 536 AND MISC. VOLUME 17, PAGE 550.
7. 10 FOOT UTILITY EASEMENT ALONG REAR LOT LINE AND ALONG NORTHEASTERLY LOT LINE AS SHOWN ON RECORDED PLAT.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, PATRICIA J. DAVID, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of October, 2003.


PATRICIA J. DAVID

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PATRICIA J. DAVID, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of October, 2003.


Notary Public

My commission expires: 9.29.06