

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN, ESQ.
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
James L. Stine
3493 Castlehill Court
Tucker, GA 30084

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Eight Thousand and 00/100 (\$128,000.00) DOLLARS, and other good and valuable consideration, as set out in sales contract dated February 20, 2015, this day in hand paid to the undersigned GRANTORS, **John N. Davis and Maria A. Davis, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 210 Kristi Lane, Harpersville, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **James L. Stine, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Property Address: 210 Kristi Lane, Harpersville, AL 35078

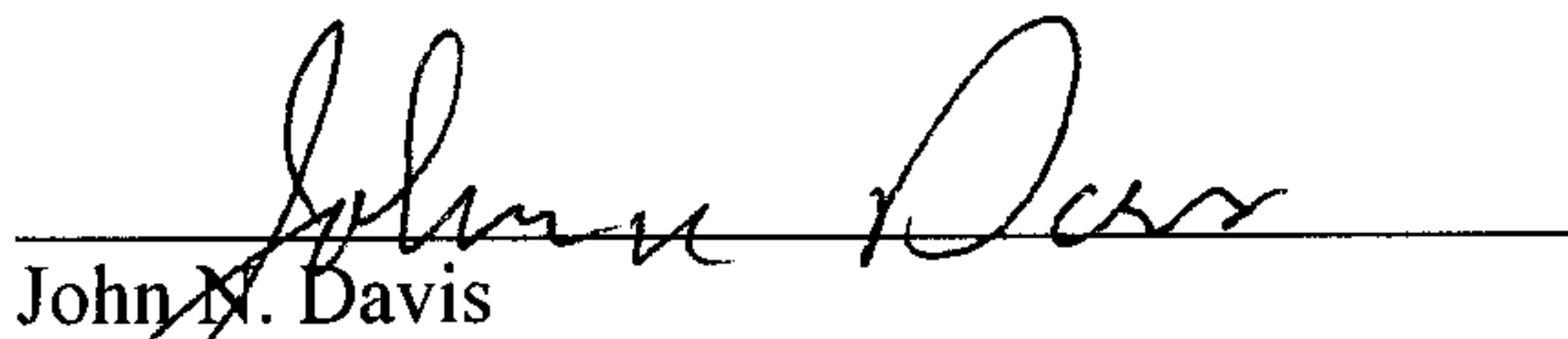
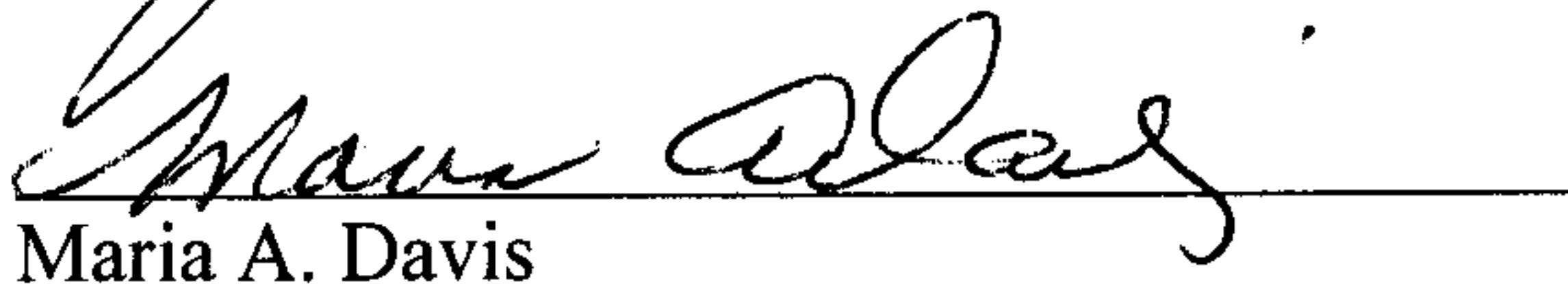
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$115,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th day of April, 2015.



John N. Davis

Maria A. Davis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John N. Davis and Maria A. Davis, husband and wife whose names 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 the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of April, 2015.


NOTARY PUBLIC
My Commission Expires: 8/14/17


20150413000116870 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
04/13/2015 09:08:19 AM FILED/CERT

Shelby County, AL 04/13/2015
State of Alabama
Deed Tax: \$13.00

EXHIBIT A
LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 563.25 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 256.54 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 49 MINUTES TO THE LEFT AND RUN EASTERLY A DISTANCE OF 681.31 FEET TO A POINT ON THE WEST LINE OF 30 FOOT WIDE ACCESS EASEMENT; THENCE TURN AN ANGLE OF 89 DEGREES 27 MINUTES LEFT AND RUN NORTHERLY ALONG SAID WEST LINE OF SAID ACCESS EASEMENT A DISTANCE OF 256.54 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 33 MINUTES TO THE LEFT AND RUN WESTERLY A DISTANCE OF 680.12 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



20150413000116870 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
04/13/2015 09:08:19 AM FILED/CERT

JSO
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