

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Frank K. Bynum, Attorney
2100 - 16th Avenue, South
ADDRESS Birmingham, AL 35205 27

Gayle S. Davenport
2042 Mountain View Estates
Maylene, AL 35114

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00)
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ronald H. Nelson and wife, C. Pamela Nelson

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

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

Lot 1, Block 1, according to the Survey of Mountain View Estates,
as recorded in Map Book 4, Page 19, in the Office of the Judge of
Probate of Shelby County, Alabama.

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

As part of the consideration herein, the grantee agrees to assume and pay the unpaid balance of that certain mortgage to Charter Mortgage Company recorded in Mortgage Book 406, Page 499, and assigned to Jacksonville National Bank by instrument recorded in Misc. Book 38, Page 525, and further assigned to Federal National Mortgage Association by instrument recorded in Misc. Book 38, Page 526.

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 20th day of January, 1984.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1984 FEB -1 AM 10:16

Rec 300
150
100
(Seal)

(Seal)

Ronald H. Nelson
C. Pamela Nelson

(Seal)

VIRGINIA
STATE OF ~~ALABAMA~~
Fairfax COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald H. Nelson and wife, C. Pamela Nelson whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of

January 1984.

Commission Expires: 6/1/1984

Notary Public.