

SEND TAX NOTICE TO:

(Name) George Y. Bennett
3045 Riverwood Terrace
(Address) Birmingham, Alabama 35242
58-10-2-03-0-001-057.076

819

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 South Bridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5100 1-84
WARRANTY DEED-- TICOR TITLE INSURANCE

+ 1.00
4.36
2.50
+ 7.50

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy thousand and 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, Royce Davis and wife Betty Davis

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

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

Lot D, Block 15, according to the Survey of Riverwood Sixth Sector, as recorded in Map Book 9, Page 7 in the Probate Office of Shelby County, Alabama, together with an undivided 1/106th interest in the common area set forth in Declaration recorded in Misc. Volume 39, Page 880 in said Probate Office.
Mineral and mining rights excepted.

Subject to:
Advalorem taxes due October 1, 1990
Easements, restrictions and rights of way of record

\$69,546.00 of the consideration was paid from the proceeds of a mortgage loan.

Betty Davis and Betty L. Propgt are one and the same person

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
90 MAR 13 PM 2:39
JUDGE OF PROBATE

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 28th day of February, 1990.

1. Deed Tax \$ 50
2. Mtg. Tax \$
3. Recording Fee \$ 3.50 (Seal)
4. Indexing Fee \$ 3.20
5. No Tax Fee \$
6. Certified Fee \$ 1.00 (Seal)
Total \$ 7.00 (Seal)

Royce Davis (Seal)
Royce Davis
Betty Davis (Seal)
Betty Davis

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Royce Davis AND WIFE Betty Davis whose name S. 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 28 day of February, A. D., 1990

Gene W. Gray, Jr.
Notary Public.

BOOK 282 PAGE 198

✓ Correctly recorded