

97,2918

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TIMOTHY A. GAYLARD
218 TRADEWINDS CIRCLE
ALABASTER, AL 35007

Inst # 1997-20651

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED FIFTY and 00/100 (\$115,750.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, J. SCOTT DAVIS and CHRISTY M. DAVIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TIMOTHY A. GAYLARD, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15, THIRD SECTOR, PORT SOUTH SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Easement over the South 5 feet and Northerly 10 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. Building set back line as set out in Map Book 7, Page 110.
4. Notes as set out in Map Book 7, Page 110.

Right-of-way granted Colonial Pipeline Company recorded Deed Book 223, Page 431.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 259, Page 171.

Restrictions appearing of record in Misc. Book 29, Page 557.

Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Book 29, Page 406, and Misc. Book 29, Page 400.

9. Right-of-way granted Alabama Power Company recorded in Deed Book 318, Page 11.

\$109,950.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

08/02/97 11:05 AM
SHELBY COUNTY JUDGE OF PROBATE
17.00
CERTIFIED

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, J. SCOTT DAVIS and CHRISTY M. DAVIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of June, 1997.


J. SCOTT DAVIS

CHRISTY M. DAVIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that J. SCOTT DAVIS and CHRISTY M. DAVIS 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 24th day of JUNE, 1997.


Notary Public

My commission expires: 7/16/98

Inst # 1997-20651

07/02/1997-20651
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.00