

This Instrument was prepared by:

(Name) Rodger D. Bass, Attorney at Law
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to:
Rodger D. Bass
P. O. Box 430
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Ten thousand and no dollars (\$10,000.00)

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Janice Faye Davis, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Rodger D. Bass, a married man

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot No. 7, according to R. E. Whaley's Subdivision of the Town of Maylene, Alabama, Shelby County, as shown by Map of said subdivision on record in the Probate Office of Shelby County, Alabama.

Subject to easements and rights of way of record.

The grantors warrant that Alva Handley and Elbert Lee Handley, the former owners of the above described property, are both deceased, said Elbert Lee Handley having died on May 21, 1978, leaving said Alva Handley as his surviving widow; that said Alva Handley died on April 6, 1987, while a resident of Shelby County, Alabama, she being an unmarried woman at the time of her death; that the grantors, Bobby Lee Harris and Jimmy Don Harris, and the grantee, Janice Faye Davis, constitute all of the children of said Alva Handley and that said Alva Handley is not survived by any other children or descendants of deceased children.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, NOR THE HOMESTEAD OF THE GRANTEE OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said GRANTEES in fee simple, 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, *[Signature]* have hereto set *my* hand(s) and seal(s) this *20th* day of *March*, 1998.

WITNESS:

[Signature] (Seal) *[Signature]* (Seal)
Janice Faye Davis

____ (Seal) _____ (Seal)

____ (Seal) _____ (Seal)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Janice Faye Davis, an unmarried woman, 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, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *20th* day of *March*, 1998.

[Signature]
NOTARY PUBLIC

My Commission Expires: *4-4-98*

05/13/1998-17605
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 18.50

Inst # 1998-17605