

THIS INSTRUMENT PREPARED BY:

Douglas Rogers, Attorney at Law  
3106 Independence Drive  
Birmingham, AL 35209

SEND TAX NOTICE TO:

Miriam A. Bryan  
2580 Magnolia Place  
Birmingham, AL 35242

**WARRANTY DEED**  
**(Without Survivorship)**

Inst # 1999-43233

10/19/1999-43233  
10:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WS 37.00

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of: Two Hundred Eighty Five Thousand and no/100-- Dollars (\$285,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **David J. Davis and wife LaVerne S. Davis** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Miriam A. Bryan**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of The Magnolias at Brook Highland, an Eddleman Community, as recorded in Map Book 13, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for the year 2000.


\$242,250.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

\$28,500.00 of the above consideration was paid from a 2nd mortgage closed herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or its 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 hand(s) and seal(s), this 14th day of October, 1999.

  
\_\_\_\_\_(Seal)  
DAVID J. DAVIS

  
\_\_\_\_\_(Seal)  
LAVERNE S. DAVIS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David J. Davis and LaVerne S. Davis 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 1999.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/9/2003