

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1571

Riverchase Office
(205) 988-5800
FAX 988-5905

This instrument was prepared by:

(Name) Brown and Battles, LLC
(Address) 3150 Hwy 52 West
Pelham, AL 35124

Send Tax Notice to:

(Name) Jaron Cordes
(Address) 1240 David Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred One Thousand Nine Hundred 00/100*****(\$101,900.00) DOLLARS

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

Philip Steven Davis and Peggi S. Davis, Husband and Wife

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Jaron Cordes, An Unmarried Man

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 20, in Block 1, according to the Survey of Brookfield Second Sector, as recorded in Map Book 6, Page 16, in the Probate Office of SHELBY County, Alabama.

Mineral and mining rights excepted.

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

\$100,529.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 2000-07188

03/07/2000-07188
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D01 HHS 10.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of February, 2000

(Seal)

(Seal)

(Seal)

Philip Steven Davis (Seal)
Philip Steven Davis

Peggi S Davis (Seal)
Peggi S. DAVIS

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Philip Steven Davis AND Peggi S. 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 24th day of February, 2000.

2-25-2001

My Commission Expires:

Notary Public