This instrument was prepared by:

James Stevens, Attorney at Law 1200 20<sup>th</sup> Street South Suite 200 Birmingham, Alabama 35205 Please Send Tax Notice to:

J. Scott Davis 139 Chadwick Drive Helena Alabama 352080

Inst # 2001-29410

## WARRANTY DEED

## STATE OF ALABAMA

07/16/2001-29410 12:33 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE

ooi CH

25.00

**COUNTY OF Shelby** 

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (\$137,000.00), One Hundred Thirty-Seven Thousand and No/100ths and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, (We) Bradley Dean Hudson and Jennifer Dollar Hudson husband and wife (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto J. Scott Davis a single man (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 25, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Probate Office of Shelby County, Alabama.

There was a mortgage executed simultaneously herewith in favor of Southern Capital Resources, Inc. in the amount of \$123,300.00 for which recording fees and taxes were paid.

Subject to:

- 1. Taxes for the year 2001 and all subsequent years.
- 2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our-hand and seal this 12th day of July, 2001.

Jennifer Dollar Hudson

Bradle Dean Hudson

State of Alabama County Shelby

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that, Bradley Dean Hudson and Jennifer Dollar Hudson 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 they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 12th day of July, in the year 2001.

Notary Public 4

My Commission Expires: 10/02