

Send tax notice to:  
Yonna Guthrie Davis  
800 Twin Ridge Drive  
Gardendale, AL 35071

This Instrument Prepared By:  
Kathrine O. Wilburn  
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.  
2000 SouthBridge Parkway, Suite 500  
Birmingham, Alabama 35209

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**WARRANTY DEED**

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Keith L. Davis and Yonna Guthrie Davis, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Yonna Guthrie Davis (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 605, according to the Survey of Forest Parks, 6<sup>th</sup> Sector, 2<sup>nd</sup> Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #2002-17786, Shelby County Probate records.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.


TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever.


One of the Grantors and the Grantee, Yonna Guthrie Davis, are one and the same person; it being the intent of Keith L. Davis to convey his undivided one-half (½) interest in the subject property to the Grantee, his co-tenant and wife.

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

Yonna G. Davis  
120 Cliff Rd.  
Sterrett, AL 35147


IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on \_\_\_\_\_, 2002.

  
\_\_\_\_\_  
Keith L. Davis

  
\_\_\_\_\_  
Yonna Guthrie Davis

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Keith L. Davis and Yonna Guthrie Davis, husband and wife, 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 on September 30, 2002.

  
\_\_\_\_\_  
Notary Public

Alicia A. Davis  
\_\_\_\_\_  
Printed Name

(NOTARY SEAL)

MY COMMISSION EXPIRES OCT. 23, 2005  
My Commission Expires: \_\_\_\_\_