

3-381



20030922000637600 Pg 1/1 17.00  
Shelby Cnty Judge of Probate, AL  
09/22/2003 14:08:00 FILED/CERTIFIED

SEND TAX NOTICE TO:  
Elberd D. Hall  
252 Kentwood Drive  
Alabaster, AL 35007

This instrument was prepared by:  
Charles E. Davis, Jr.  
400 Vestavia Parkway, Suite 101  
Birmingham, Alabama 35216

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED and No/100's (\$193,500.00) DOLLARS** to the undersigned grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, **Michael A. Davis and wife, Marquita R. Furness Davis** (hereinafter grantors), do grant, bargain, sell and convey unto **Elberd D. Hall**, (hereinafter grantees), all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

**Lot 152, according to the Survey of Kentwood, Third Addition, Phase Three, as recorded in Map Book 20, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$187,695.00** of the above referenced consideration is from a purchase money first mortgage. Marquita Davis is one and the same person as Marquita R. Furness, grantee in deed recorded in instrument 1997-17205.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said **GRANTEES**, their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of September, 2003.

\_\_\_\_\_  
Michael A. Davis

\_\_\_\_\_  
Marquita R. Furness Davis

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Davis and Marquita R. Furness 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 4th day of September, 2003.

\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_