


This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Kimberly S. Worley
240 Cambrian Ridge Trail
Pelham, Alabama 35124

Form 1-1-27 Rev 1-66
WARRANTY DEED

STATE OF ALABAMA
SHELBY COUTY


20040525000275420 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/25/2004 08:16:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED TEN THOUSAND NINE HUNDRED DOLLARS & 00/100 (\$110,900.00)** and other good and valuable consideration the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we,

**Teresa R. Chance Davis, who is one and the same as Teresa R. Chance,
and Roland D. Davis, a married couple**

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

Kimberly S. Worley , an unmarried female

the following described real estate situated in Shelby County, Alabama to wit ;

Lot 20-A, according to the survey of Cambrian ridge, as recorded in Map Book 21,
Page 8, in the Probate Office of Shelby County, Alabama

Subject To:


1. **Ad Valorem taxes due and payable October 1, 2004.**
2. **20 foot building line from the front lot line, as shown on recorded map.**
3. **Restrictions appearing of record in Instrument #1996-26342 and Instrument #1996-13968**
4. **Restrictions as shown on recorded map(s)**
5. **Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.**
6. **Right(s) of way to Shelby County, as recorded in Deed Book 127, Page 375.**
7. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book 168, Page 985 and Instrument # 1996-14241.**
8. **Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 141, Page 596.**

The above-described property is not the homestead of the Grantor.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, her heirs, successors and assigns, that she is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey same as aforesaid: that she will and her successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 14th
_____ day of May 2004.

Witness


Teresa R. Chance Davis, being one and the same as
Teresa R. Chance

Witness


Roland D. Davis by Teresa R. Chance Davis as
Attorney in Fact

STATE OF ALABAMA
JEFFERSON COUNTY

20040525000275420 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Teresa R. Chance Davis, being one and the same as Teresa R. Chance, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 14th day of May, 2004.

01-28-07

My Commission Expires

Perry J. Carroll

Notary Public

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roland D. Davis by Teresa S. Chance Davis as Attorney in Fact, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 14th day of May, 2004.

01-28-07

My Commission Expires

Perry J. Carroll

Notary Public

\$88,720⁰⁰ of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.

\$22,180⁰⁰ of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.