

This instrument was prepared by
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Attorney at Law

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Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Clay Farrington

(Address) 7 Wildwood Way

Calera, AL 35040

Warranty Deed

20040603000295140 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
06/03/2004 09:15:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY TWO THOUSAND DOLLARS AND 00/100 (\$42,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **BRAD W. DAVIS and KELLI F. DAVIS**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CLAY FARRINGTON**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Amended Map of BKG Estates, as recorded in Map Book 33 page 61, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- General and special taxes or assessments for the year 2004 and subsequent years not yet due and payable.
- Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Building setback line as shown by Map Book 33 page 29.
- Easements as shown by Map Book 33 page 29.
- Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 152 page 108 in the Probate Office.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 177 page 376 and Deed 228 page 808 in the Probate Office.
- Rights of others to use of the Branch.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE, ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$126,704.00.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs 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 a 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 2nd day of June, 2004.

Brad W. Davis
BRAD W. DAVIS

Kelli F. Davis
KELLI F. DAVIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brad W. Davis and Kelli F. Davis**, 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 2nd day of June, 2004.

Notary Public

My commission expires: 8/13/05