20050407000161980 1/1 \$111.00 Shelby Cnty Judge of Probate, AL 04/07/2005 08:11:42AM FILED/CERT

SEND TAX NOTICE TO:

Edward Anthony Davies 150 Pinewood Lane Montevallo, AL 35115

This instrument was prepared by
Sunny Henderson
Greg Lee, Attorney
300 Office Park Drive, Suite 230, Birmingham, Alabama 35223

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of One Hundred Thousand dollars & no cents (\$100,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,

Kevin P. Maguire and wife, Glenda Conway (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Edward Anthony Davies, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF BRIDLEWOOD FOREST, AS RECORDED IN MAP BOOK 5, PAGE 52, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

1.) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 52.

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 **GRANTEES**, 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 noted 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this March 25, 2005

Kevin P. Maguire (Seal)

Glenda Conway (Seal)

STATE OF Alabama

Shelby County, AL 04/07/2005 State of Alabama

Deed Tax:\$100.00

State of

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kevin P. Maguire and wife**, **Glenda Conway** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand alkit official seal this March 25/2005

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: 7/14/08
BONDED THRU NOTARY PUBLIC UNDERWRITERS

WARRANTY DEED
Closers' Choice

Preferre Title