

12793

20050707000339350 1/2 \$46.00
Shelby Cnty Judge of Probate, AL
07/07/2005 09:18:15AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JOEL G. HUNTER
6 COUNTRY HILLS ROAD
MONTEVALLO, AL 35115

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$159,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, WAYNE LEON DAVIDSON and MITZI CAROL DAVIDSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOEL G. HUNTER, AN UNMARRIED MAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF COUNTRY HILLS SUBDIVISION, PHASE ONE, AS RECORDED IN MAP BOOK 11, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 167, PAGE 321; REAL VOLUME 167, PAGE 327 AND REAL VOLUME 167, PAGE 331, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN REAL BOOK 170, PAGE 805, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

\$127,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

Shelby County, AL 07/07/2005
State of Alabama
Deed Tax: \$32.00

TO HAVE AND TO HOLD Unto the said GRANTEEES, 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 GRANTEEES, 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 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WAYNE LEON DAVIDSON and MITZI CAROL DAVIDSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of June, 2005.



WAYNE LEON DAVIDSON



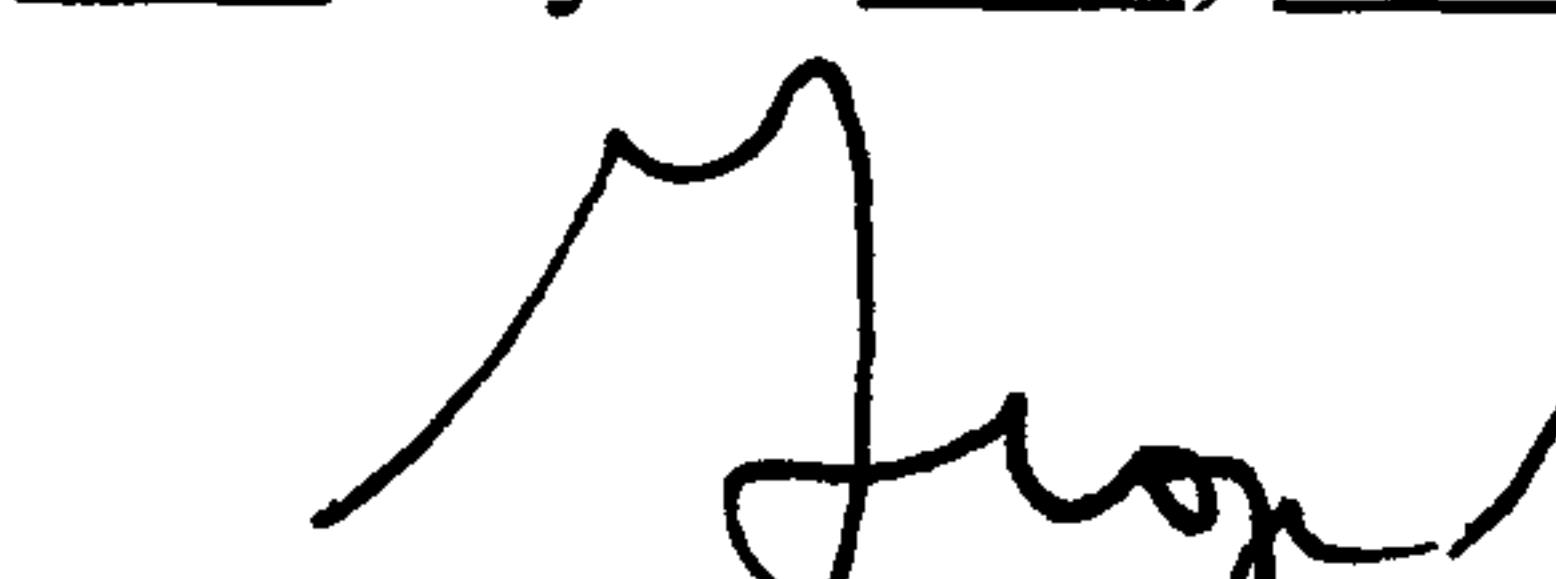
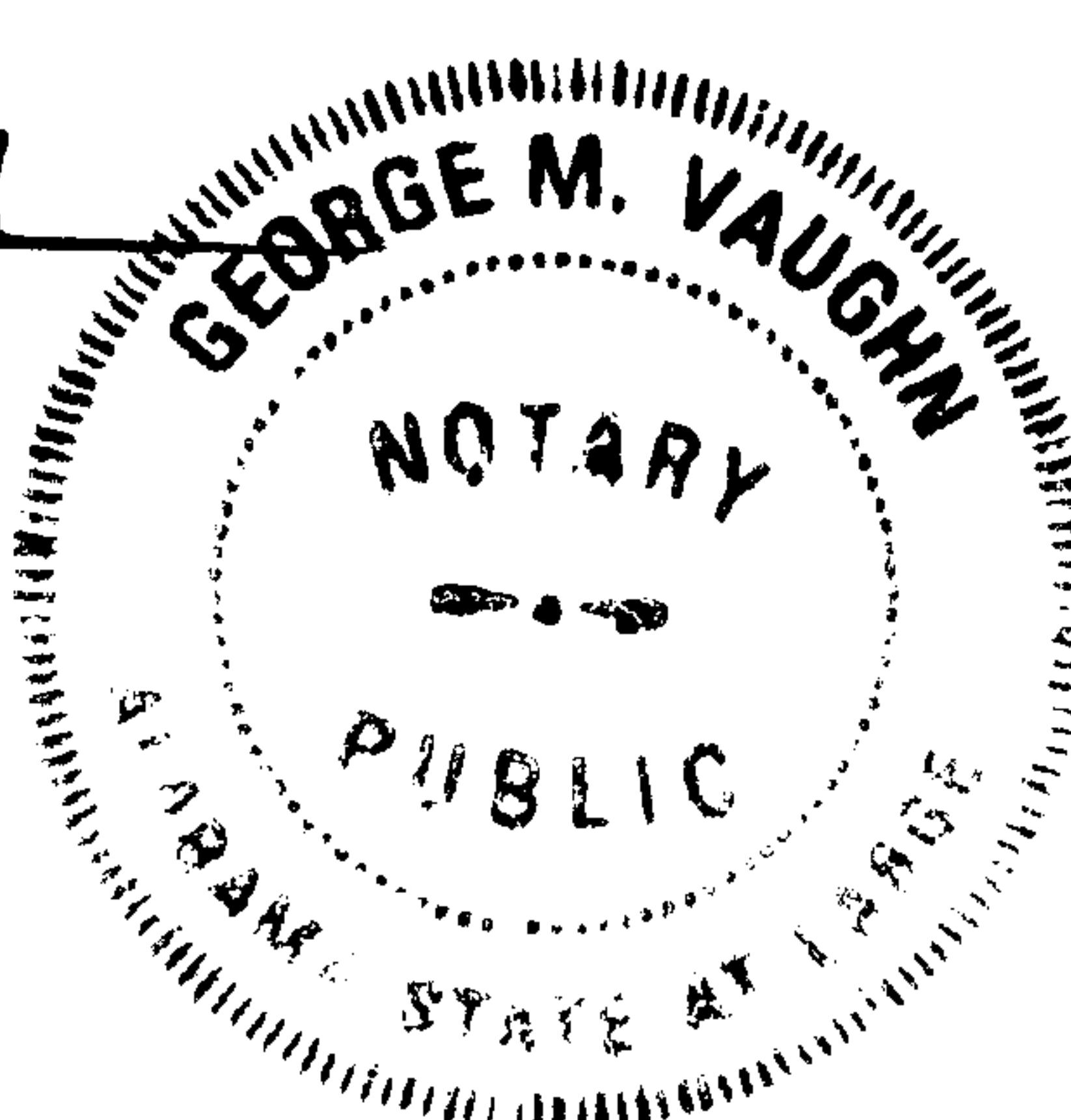
MITZI CAROL DAVIDSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WAYNE LEON DAVIDSON, MITZI CAROL DAVIDSON 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of June, 2005.


Notary Public

My commission expires: 9-29-06