

PREPARED BY: RILEY & RILEY, P.C. 1950 Stonegate Drive, Suite 150 Vestavia Hills, Alabama 35242

SEND TAX NOTICE TO: PEGGI DAVIS 226 Hidden Creek Parkway Pelham, AL 35124

File #: B24114

## WARRANTY DEED

		Shelby County, AL 01/31/200
STATE OF ALABAMA		State of Alabama
COUNTY OF SHELBY	}	Deed Tax:\$13.00
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THIS DEED, made and entered into this the 26th day of January, 2007, by and between Holleigh R. Grimes, a/k/a Holleigh Rebecca Upchurch and Zachary Lee Upchurch, wife and husband, herein called "GRANTOR", and Peggi Davis, single woman, herein called "GRANTEE": WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$127,500.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have this day bargained and sold and by these presents do hereby grant, transfer, sell and convey unto Grantee, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Lot 185, according to the map or survey of Phase Two-Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO TAXES FOR 2007, AND SUBSEQUENT YEARS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR VISIBLE ON SAID PROPERTY.

Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$114,750.00 to secure an amount borrowed to finance the above described property.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

Grantors do for ourselves and for our Heirs Executors and Administrators covenant with Grantee, his/her heirs and assigns, that he/she is lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature and seals this the 26th day of January, 2007.

Holleigh R. Grimes

Zachary Lee Upchurch

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned Notary Public, hereby certify that, Holleigh R. Grimes a/k/a Holleigh Rebecca Upchurch and Zachary Lee Upchurch, wife and husband, whose names are signed to foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, they, executed this same voluntarily.

Given under my hand and seal this 26th day of January, 2007

Notary Public

My Commission Expires:

FIRST NATIONAL FINANCIAL TITLE SELVICES 1950 STONEGATE VESTAVIA PHONE (205) 933-9: