

55,550

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Tamika Charlene Davis
BX 73
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **CARRIE DAVIS**, of BX 73, Montevallo, AL 35115, an unremarried widow, of, do grant, bargain, sell, and convey unto my daughter **TAMIKA CHARLENE DAVIS**, an unmarried woman, of BX 73, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the section line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §20, Twp 22S, R3W with the right of way of Dogwood Road (Shelby County Highway 17) and run thence N along said right of way 95 feet to the point of beginning: Thence run E 285 feet; thence run SEly 95 feet; thence run W 70 feet; thence run SWly 17 feet; thence run W 125 to said right of way; thence run N along road 230 feet to the point of beginning.

Assigned ad valorem taxation parcel id#27 4 20 2 001 065.004.

As further described in instruments recorded in the Shelby County Probate office at deed book 53, page 383, and deed book 356, page 826.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

CARRIE DAVIS, does for herself and for her administrators, heirs, and successors



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Shelby Cnty Judge of Probate, AL
06/04/2007 02:58:55PM FILED/CERT

covenant with the said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **CARRIE DAVIS**, have set my hand and seal, this 07 May 2007.

Witness:

Edmund E. DuBose

Carrie Davis (Seal)
CARRIE DAVIS

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **CARRIE DAVIS**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 07 May 2007.

Shirley Devon Cunningham
Notary public

MY COMMISSION EXPIRES APRIL 22, 2009

Shelby County, AL 06/04/2007
State of Alabama

Deed Tax: \$56.00