

20070606000263450 1/2 \$58.50
Shelby Cnty Judge of Probate, AL
06/06/2007 11:27:36AM FILED/CERT

Send tax notice to:

LACEY HUGHES
1274 LIBERTY RD
CHELSEA, AL 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2007222

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

WARRANTY DEED

Deed Tax: \$44.50

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-One Thousand Five Hundred and 00/100 and 00/100 Dollars (\$221,500.00) in hand paid to the undersigned, JON DAVIS and KRISTINA DAVIS, husband and wife (hereinafter referred to as "Grantor") by LACEY HUGHES and HEATH HUGHES, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

BEGIN AT THE NORTHEAST CORNER OF THE LOT 3 OF THE RESIDENTIAL SUBDIVISION COUNTRYSIDE AT CHELSEA AS RECORDED IN MAP 9, PAGE 49 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN IN AN EASTERLY DIRECTION THE SOUTH RIGHT OF WAY LINE OF LIBERTY ROAD FOR A DISTANCE OF 250.0 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 113 DEGREES 03 MINUTES 34 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 228.10 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID SUBDIVISION; THENCE TURN AN ANGLE TO THE RIGHT OF 44 DEGREES 08 MINUTES 29 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST LINE OF LOT 11 FOR A DISTANCE OF 174.27 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE TURN AN ANGLE TO THE RIGHT OF 112 DEGREES 47 MINUTES 47 SECONDS AND RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 277.41 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LIBERTY ROAD AND THE POINT OF BEGINNING.

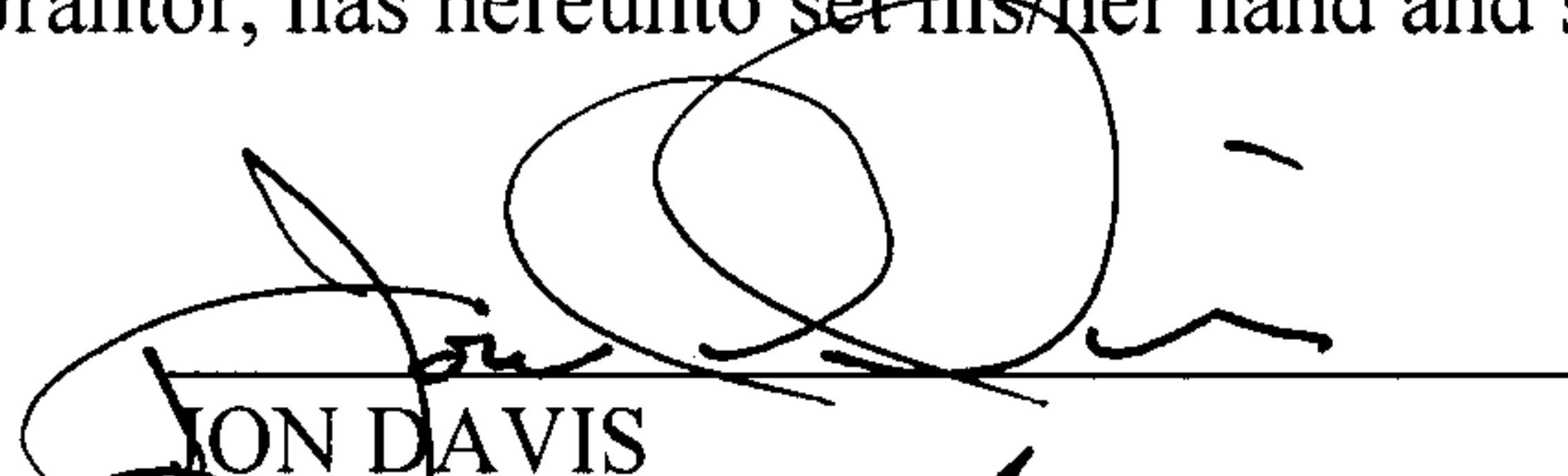

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$177,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of May, 2007.


JON DAVIS

KRISTINA DAVIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JON DAVIS and KRISTINA DAVIS, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 29th day of May, 2007


Notary Public

Print Name: 

Commission Expires: 4-13-08




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