

20080208000053920 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/08/2008 01:36:05PM FILED/CERT

Send tax notice to:  
TIFFANY DAVIS  
5983 FOREST LAKES COVE  
STERRETT, AL 35147

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

BHm5700 630

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, Mark Moffett A MARRIED PERSON (hereinafter referred to as "Grantor") by Tiffany Davis (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 275, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Page 25 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$ 150,000 OF THE CONSIDERATION AS WAS PAID FROM THE  
PROCEEDS OF A MORTGAGE LOAN.

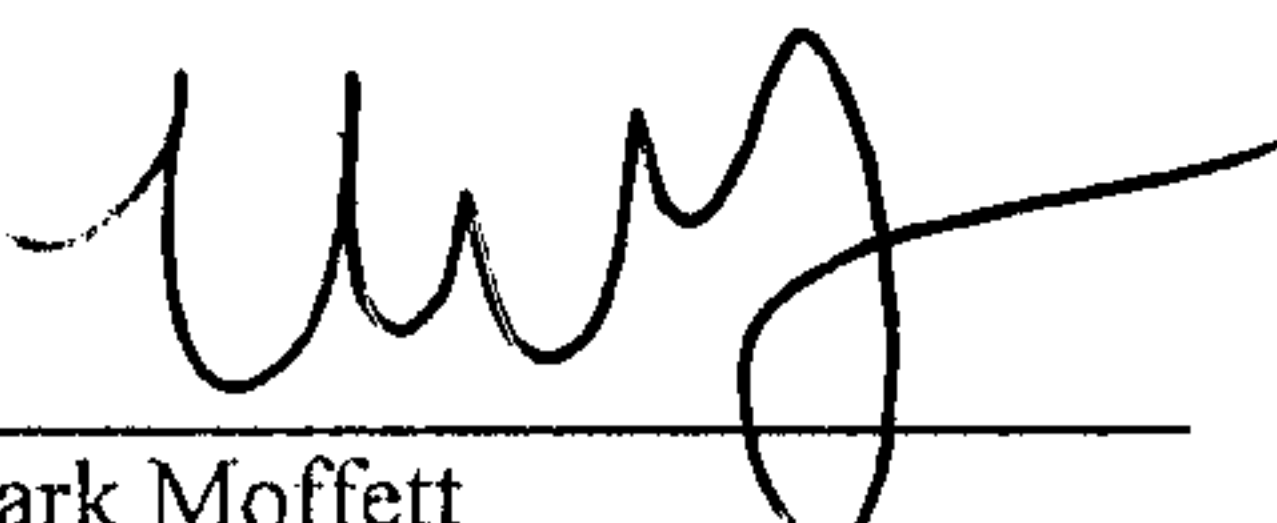
THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE  
HOMESTEAD OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 20<sup>TH</sup>  
day of DECEMBER 2007

  
\_\_\_\_\_  
Mark Moffett

STATE OF  
COUNTY OF

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

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:

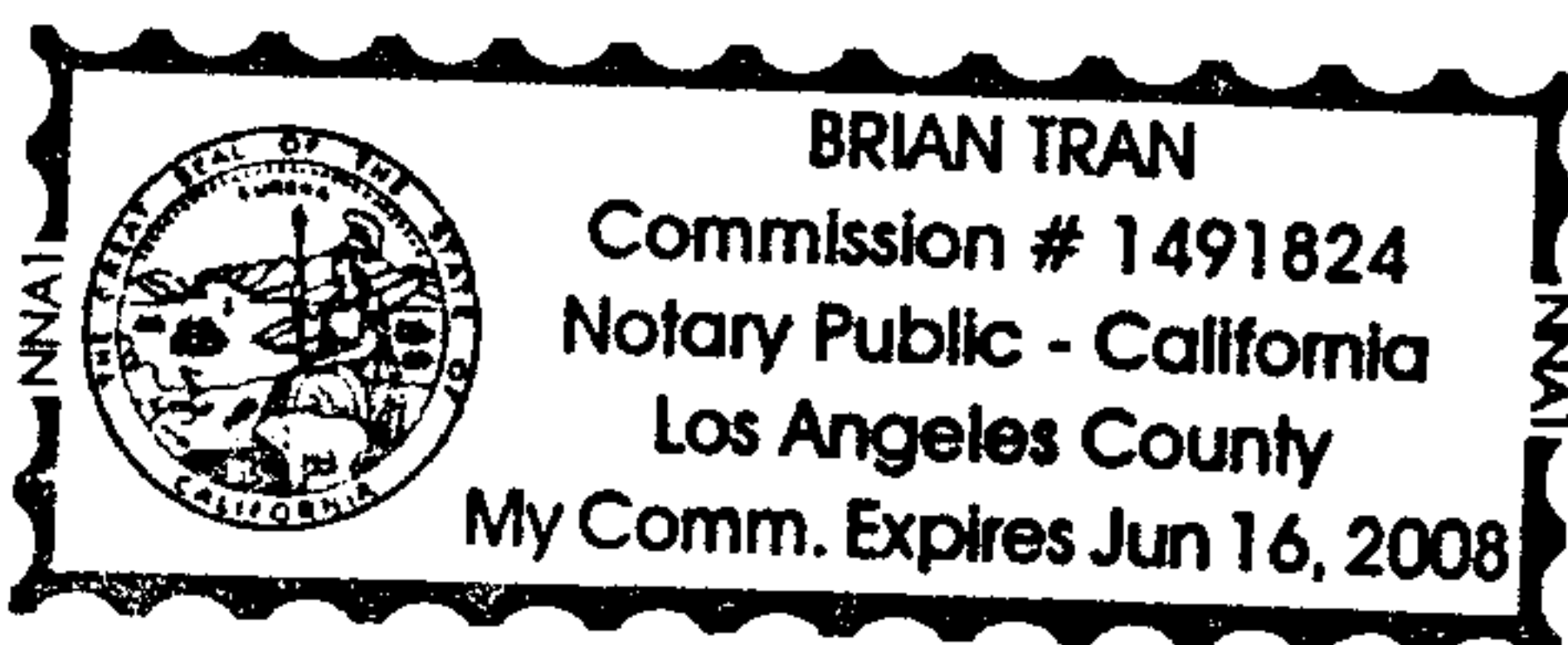
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of LOS ANGELES } ss.

On DEC. 20, 2007 before me, BRIAN TRAN NOTARY PUBLIC,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared MARK MOFFETT,  
Name(s) of Signer(s)

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 12-20-2007 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here