



20080606000230030 1/3 \$157.00  
Shelby Cnty Judge of Probate, AL  
06/06/2008 08:48:38AM FILED/CERT

\$139,000

Seller: DAVIS, JR.  
Order No.: 1662583

Data ID: 65440  
Job No.: 36768

### WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to ABRAHAM L. DAVIS, JR., WHO ACQUIRED TITLE AS ABRAHAM L. DAVIS AND DOROTHY R. DAVIS, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP (herein referred to as Grantor, whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor grants, bargains, sells and conveys unto ABRAHAM L. DAVIS, JR. AND DOROTHY R. DAVIS, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP (herein referred to as Grantee, whether one or more), whose address is 55 Milam Drive Vincent, Alabama 35178 the following described real property, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Being the same property as conveyed from Fannie Mae aka Federal National Mortgage Association to Abraham L. Davis and Dorothy R. Davis, husband and wife, with rights of survivorship, as described in Deed Instrument No. 20060228000094330, dated 02/24/2006, recorded 02/28/2006 in Shelby County Records.

TAX PARCEL NO.: 07-5-22-1-001-007.000

TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs and assigns forever.

And Grantor, for myself and for my heirs, executors and administrators, covenant with said Grantee, and Grantee's assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 22nd day of May, 2008.

Dorothy R. Davis (Seal)  
DOROTHY R. DAVIS—Grantor

Abraham L. Davis, Jr. (Seal)  
ABRAHAM L. DAVIS, JR.—Grantor

{Acknowledgment follows on next page}



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STATE OF Alabama }  
Shelby COUNTY }

General Acknowledgment

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

Given under my hand and official seal this 22nd day of May, 2008.

Audra Taylor  
Notary Public

STATE OF Alabama }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOROTHY R. DAVIS whose name is signed to the foregoing conveyance, and who is 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 22nd day of May, 2008.

Audra Taylor  
Notary Public

After Recording Return To:

Chicago Title 1662583  
ServiceLink Division (3)  
4000 Industrial Blvd  
Aliquippa, PA 15001

This Document Prepared in the Law Office of:

James P. Lazar, P.C.  
5949 Sherry Lane, Suite 111  
Dallas, Texas 75225



Seller: DAVIS, JR.  
Order No.: 1662583

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1332.13 FEET; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN SOUTH A DISTANCE OF 232.00 FEET; THENCE TURN 90 DEGREES 00 MINUTES AND RUN WEST A DISTANCE OF 674.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 280.00 FEET TO THE EASTERLY RIGHT OF WAY OF MILAN ROAD; THENCE TURN 98 DEGREES 23 MINUTES 58 SECONDS LEFT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 220.22 FEET; THENCE 90 DEGREES 09 MINUTES 33 SECONDS AND RUN NORTHEASTERLY LEAVING SAID RIGHT OF WAY A DISTANCE OF 250.52 FEET; THENCE TURN 81 DEGREES 26 MINUTES 29 SECONDS LEFT AND RUN NORTH A DISTANCE OF 180.56 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA, MORE FULLY DESCRIBED AS METES AND BOUNDS IN DEED INSTRUMENT NO. 20060228000094330, DATED 02/24/2006, RECORDED 02/28/2006 IN SHELBY COUNTY RECORDS.

Shelby County, AL 06/06/2008  
State of Alabama  
Deed Tax: \$139.00