

20080807000316700 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
08/07/2008 08:47:45AM FILED/CERT

Shelby County, AL 08/07/2008
State of Alabama

Deed Tax: \$31.00

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

Billy J. Hughes
460 Camden Cove Circle
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty Five Thousand Six Hundred and 00/100 Dollars (\$125,600.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, Rebecca I. Davidson and Charles R. Davidson, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto Billy J. Hughes, (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 263A, ACCORDING TO A RESURVEY OF LOTS 263, 264 AND 266
THROUGH 271, CAMDEN COVE, SECTOR 9, AS RECORDED IN MAP BOOK 34,
PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

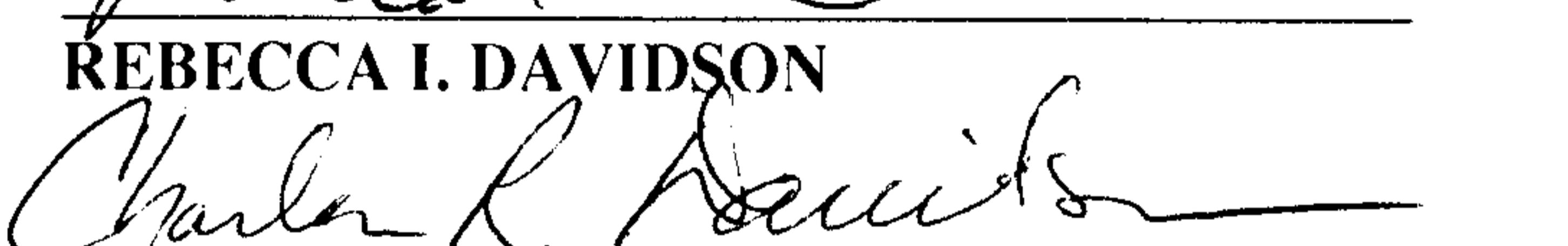
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$95,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

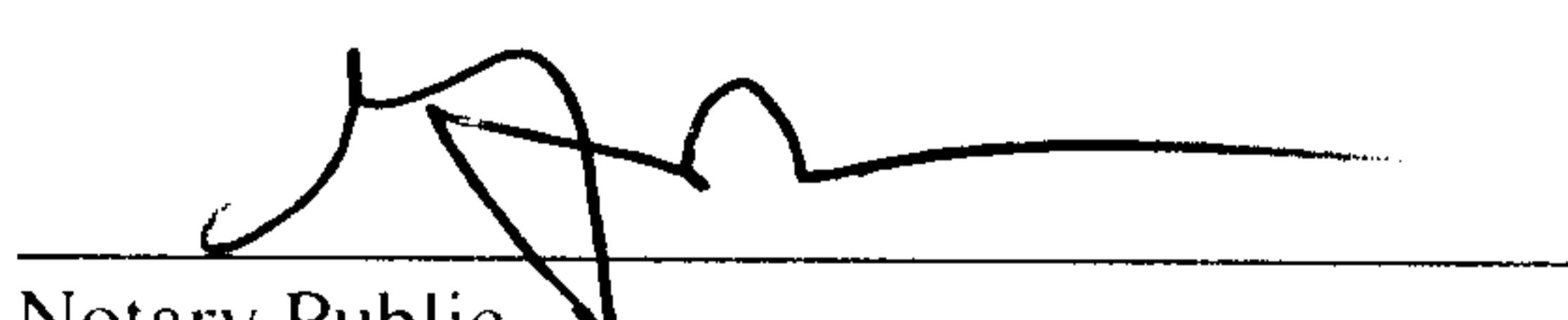
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 31st day of July, 2008.


REBECCA I. DAVIDSON

CHARLES R. DAVIDSON

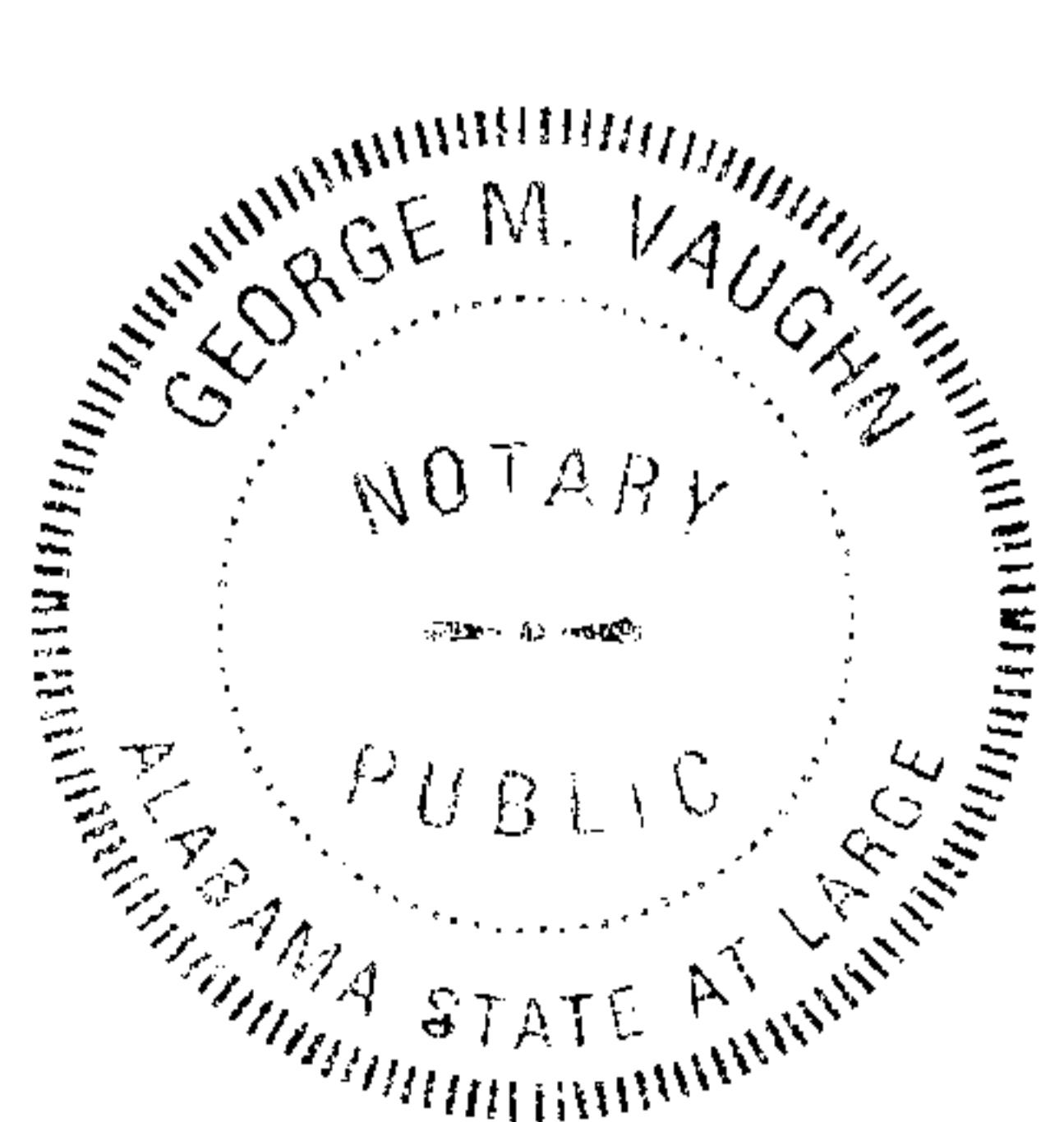
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that REBECCA I. DAVIDSON, 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 instrument, she executed the same voluntarily.

Given under my hand and official seal this 3^{1ST} day of JULY, 2008.


Notary Public

My Commission Expires: 9.29.2010

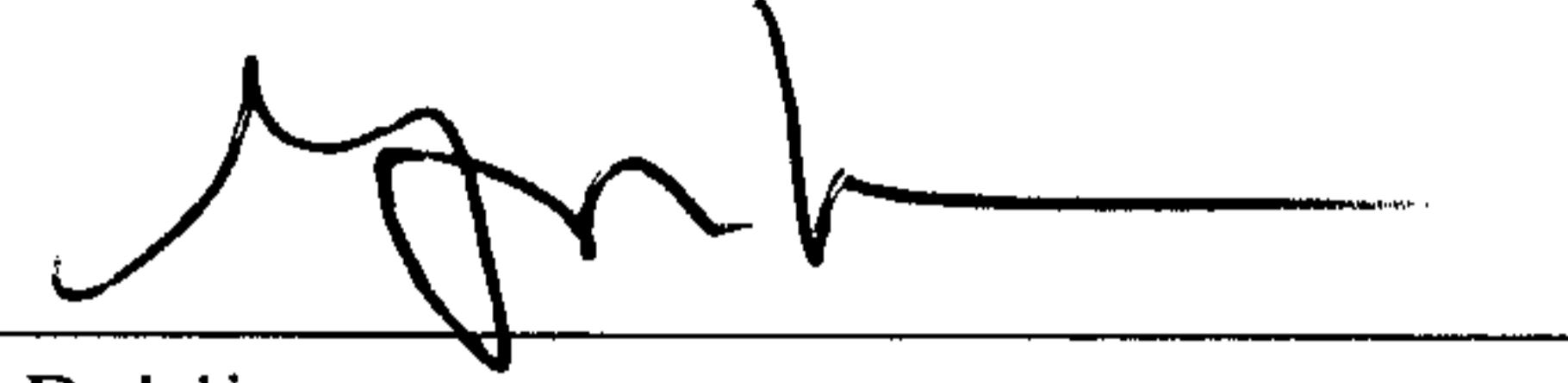


STATE OF ALABAMA)
SHELBY COUNTY)

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES R. DAVIDSON, 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 instrument, he executed the same voluntarily.

Given under my hand and official seal this 31st day of JULY, 2008.



Notary Public

My Commission Expires: 9-29-2010

