

08187

SEND TAX NOTICE TO:

James F. Davies  
2575 Comanche Drive  
Birmingham, AL 35244

This instrument was prepared by:  
Charles E. Davis, Jr.  
1442 Montgomery Highway, Ste 201  
Birmingham, AL 35216

20080903000352380 1/1 \$57.00  
Shelby Cnty Judge of Probate, AL  
09/03/2008 04:10:30PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED and No/100's (\$229,900.00) DOLLARS** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I **MICHAEL ROBERTSON, A MARRIED MAN** (hereinafter grantor), do grant, bargain, sell and convey unto **JAMES F. DAVIES** (hereinafter GRANTEES), all of my right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

Lot 74, according to the Map and Survey of Meadow Brook, 12<sup>th</sup> Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

Property Address: 3705 Woodbine Way, Birmingham, AL 35242

**\$183,900.00 OF THE ABOVE REFERENCED CONSIDERATION IS FROM A PURCHASE MONEY FIRST MORTGAGE.**

"This property does not constitute the homestead of the grantor or his/her respective spouse."

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.

TO HAVE AND TO HOLD unto the said GRANTEES, his/her heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30<sup>th</sup> day of JUNE, 2008.

Michael Robertson  
MICHAEL ROBERTSON

Shelby County, AL 09/03/2008  
State of Alabama  
Deed Tax: \$46.00

STATE OF AL )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL ROBERTSON** 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of JUNE, 2008.

[Signature]  
Notary Public  
Commission Expires: 10/23/10