

PREPARED BY:
RICHARD W. BELL, P.C.
Richard W. Bell
4956 Valleydale Rd., Ste. 103
Birmingham, AL 35242

SEND TAX NOTICE TO:
Lyla Jean Sickles
70 Minnow Lane
Shelby, AL 35143

WARRANTY DEED



20080922000373520 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
09/22/2008 09:20:07AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN DOLLARS (\$10.00) and other good and valuable consideration**, the receipt and sufficiency of which are hereby acknowledged, that **GUILFORD A. DAVIS**, an unmarried man, (herein referred to as Grantor), does hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **LYLA JEAN SICKLES** (herein referred to as Grantee), the following-described real estate, situated in **SHELBY COUNTY, Alabama**, to-wit:

Commence at the Southeast corner of the SW1/4 of the NE1/4 of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, thence run West Along the South line of said 1/4 - 1/4 Section a distance of 750.40 feet; thence turn an angle of 89 deg. 45 min. to the right and run a distance of 28.40 feet to the point of beginning of the parcel herein conveyed; thence turn an angle of 130 deg. 10 min. to the left and run a distance 202.87 feet; thence turn an angle of 130 deg. 10 min. to the right and run a distance of 106.00 feet; thence turn an angle of 49 deg. 50 min. to the right and run a distance of 52.87 feet; thence turn an angle of 1 deg. 47 min. 50 sec. to the right and run a distance of 146.20 feet; thence turn an angle of 128 deg. 22 min. 10 sec. to the right and run a distance of 100.00 feet to the point of beginning. Situated in the SW 1/4 of the NE 1/4 and in the NW 1/4 of the SE 1/4 of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama.

**THIS DEED HAS BEEN PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES.
NO TITLE DOCUMENTS WERE EXAMINED.**

TO HAVE AND TO HOLD, unto the said Grantee in fee simple forever.

And I do, for me and for my heirs, executors and administrators, covenant with the Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated; 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22 day of September, 2008.

Gulford A. Davis
GUILFORD A. DAVIS

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

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

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

Shelby County, AL 09/22/2008
State of Alabama

Deed Tax: \$10.00

Lyla Jean Sickles
Notary Public
My Commission Expires: _____