

Send tax notice to:

ERNEST L. DAVIS IV
2041 SHAGBARK ROAD
BIRMINGHAM, AL, 35244

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2008766

Shelby County, AL 11/05/2008
State of Alabama

Deed Tax:\$4.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned, DUSTY LOUIS SCHERER and JENNIFER MADDOX SCHERER, Husband and Wife (hereinafter referred to as "Grantors") by ERNEST L. DAVIS IV and LAURA K. DAVIS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 822, ACCORDING TO THE SURVEY OF FIFTEENTH ADDITION,
RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 168, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

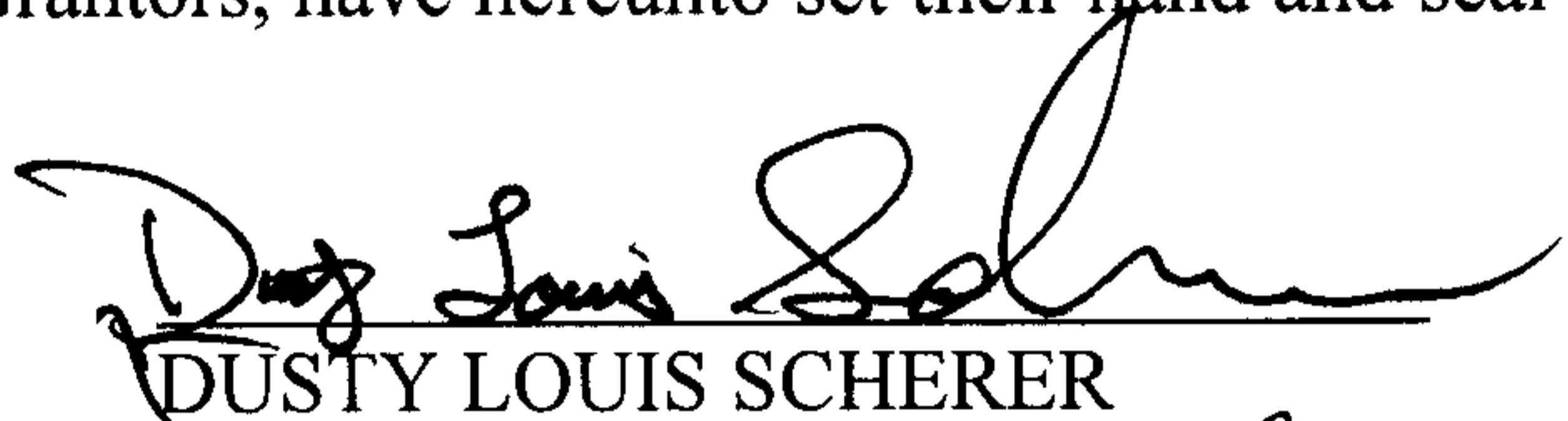
SUBJECT TO:

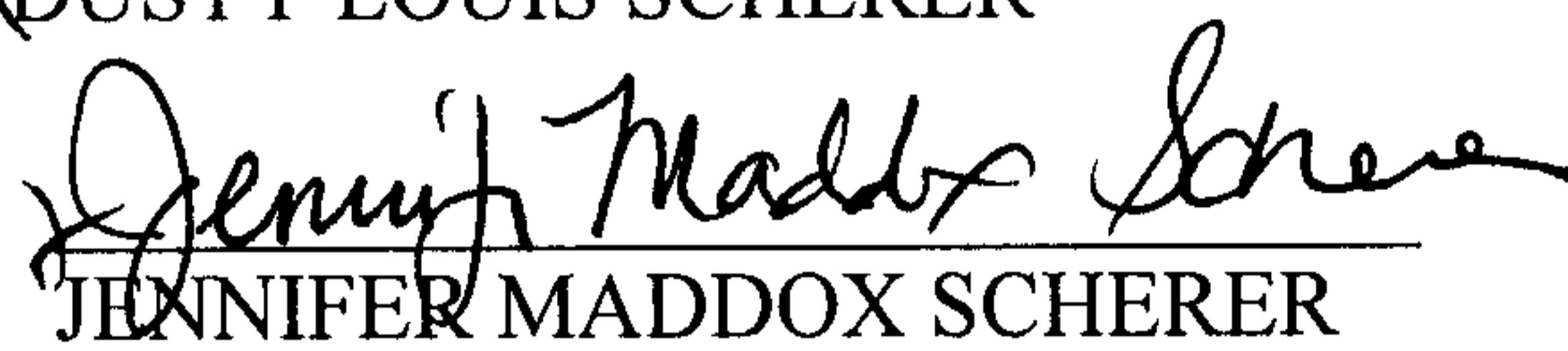
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BULDING SET BACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SAID RIGHTS AS RECORDED IN VOLUME 127, PAGE 140.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN MISC. 56, PAGE 555; VOLUME 356, PAGE 789; MISC. VOLUME 14, PAGE 536; MISC. VOLUME 17, PAGE 550 MISC. VOLUME 34, PAGE 549; DEED BOOK 355, PAGE 361.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 356, PAGE 42.
6. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN MISC. VOLUME 56, PAGE 554 AND REAL VOLUME 7, PAGE 834.

\$235,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 16th day of October, 2008.


DUSTY LOUIS SCHERER


JENNIFER MADDOX SCHERER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DUSTY LOUIS SCHERER and JENNIFER MADDOX SCHERER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of October, 2008.

