

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNINGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Ashley Renee Newton  
1177 Inverness Cove Way  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ninety nine thousand, nine hundred and 00/100 (\$199,900.00) Dollars [of which amount \$159,920.00 is paid from the proceeds of a purchase money first mortgage closed and recorded simultaneously herewith and \$29,985.00 is paid from the proceeds of a purchase money second mortgage closed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Loni Koch nka Loni Davenport and husband, Sam F. Davenport (herein referred to as grantors) do grant, bargain, sell and convey unto Ashley Renee Newton (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 82 A, according to the Final Plat of the Residential Subdivision Inverness Cove Phase 2 - Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

Shelby County, AL 03/24/2009  
State of Alabama

Deed Tax: \$10.00

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March 19, 2008.

WITNESS:

\_\_\_\_\_  
(SEAL)

  
Loni Koch nka Loni Davenport  
(SEAL)

\_\_\_\_\_  
(SEAL)

  
Sam F. Davenport  
(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Loni Koch nka Loni Davenport, and husband, Sam F. Davenport, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on March 19, 2008.

  
NOTARY PUBLIC

My commission expires: 4/4/2012

