


Value \$10,000.00

SEND TAX NOTICE TO:

Name: James T. Davis
Address: 312 East Sterrett Street
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040


20090819000319670 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
08/19/2009 01:27:46 PM FILED/CERT

STATUTORY WARRANTY DEED

**THE STATE OF ALABAMA
SHELBY COUNTY**

Shelby County, AL 08/19/2009
State of Alabama
Deed Tax : \$10.00

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE DOLLAR (\$1.00) and other good and valuable considerations**, to the undersigned grantors, **James T. Davis and wife, Anne K. Davis**, in hand paid by **James T. Davis**, the receipt of which is hereby acknowledged, we, the said **James T. Davis and wife, Anne K. Davis**, do hereby grant, bargain, sell and convey unto the said **James T. Davis**, all of our right, title, and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

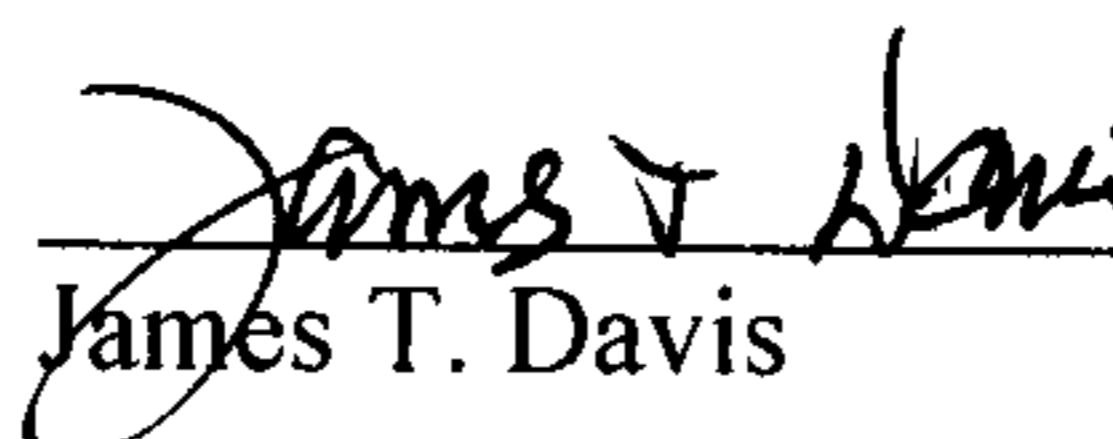
Lot 352, according to the survey of Alabama Power Company Recreational Cottage Site Sector 1, as recorded in Map Book 21, Pages 96A-C in the Probate Office of Shelby County, Alabama.

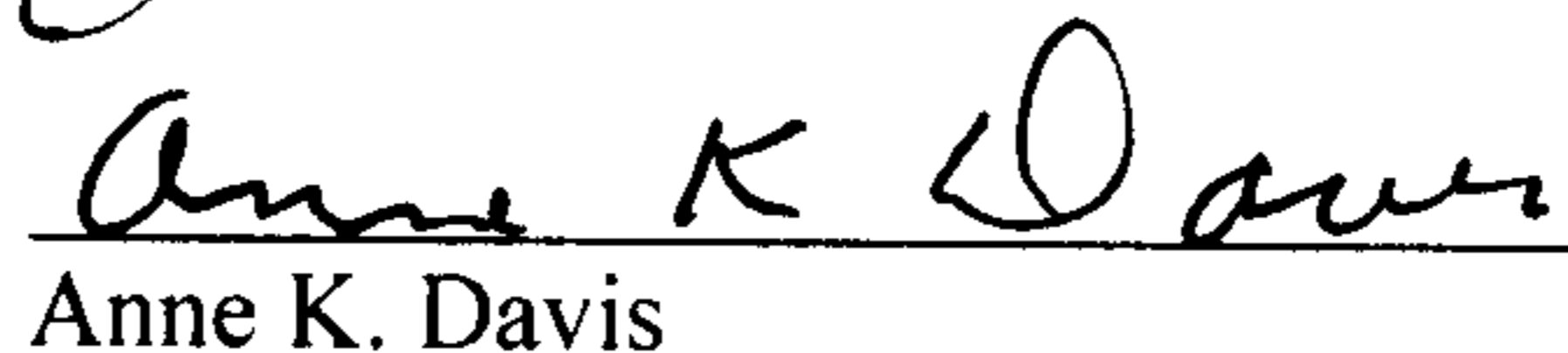
Such property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 2009.
2. Any applicable zoning ordinances.
3. Mineral and mining rights not owned by Grantors. Grantors hereby specifically except and reserve from this conveyance all other coal, oil, gas and other minerals of whatsoever nature lying on or underneath the above described property, together with all mining rights necessary or convenient with respect thereto; provided, that Grantors shall not have the right to mine the above property by strip or surface mining methods; and provided further that Grantors do not reserve any right of access to the surface of the property.
4. Existing utility and ingress-egress easements and the facilities thereon, whether or not of record, and which would be disclosed by an inspection of the property; also easements shown on recorded plat.
5. Restrictive covenants recorded in Instrument #1997-28700 in the Probate Office of Shelby County, Alabama.
6. Any right, title or interest of Grantee or third parties in any improvements on the property, whether or not of record, created by parties other than Grantors.

TO HAVE AND TO HOLD unto the said James T. Davis, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of August, 2009.

 (SEAL)
James T. Davis

 (SEAL)
Anne K. Davis



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**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James T. Davis and wife, Anne K. Davis, whose names 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 with full authority on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2009.

Janice E. Culver
Notary Public

My Commission Expires: 01/04/2013