


Send tax notice to:
Davis Avera Guthrie
176 Hayesbury Lane
Pelham, AL 35124
NTC0900447

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED


20100111000009410 1/2 \$38.50
Shelby Cnty Judge of Probate, AL
01/11/2010 12:22:34 PM FILED/CERT

Shelby County, AL 01/11/2010

State of Alabama

Deed Tax : \$24.50

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty One Thousand Four Hundred Fifty and 00/100 Dollars (\$131,450.00) in hand paid to the undersigned, **Shelby Resources, Inc., an Alabama Corporation**, (hereinafter referred to as "Grantor") by **Davis Avera Guthrie** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Final Plat of Hayesbury, Phase 2, as recorded in Map Book 30, Page 104, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$107000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN

Together with all and singular the tenements, hereditaments and
appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto the Grantee, her successors and
assigns forever.



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SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, Grantor, by **Michael D. Phillips** as President for **Shelby Resources, Inc.** who is authorized to execute this conveyance, has hereunto set its signature and seal on December 30, 2009.

BY: *Michael D. Phillips*
Shelby Resources, Inc.
ITS President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Phillips as President for Shelby Resources, Inc., a Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30th day of December, 2009.

Mary Pamela Short

Notary Public

Print Name:

Commission Expires:

