

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244

Grantee Address:

1036 Stonecreek Drive
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Fifty Thousand and no/one-hundredths Dollars (\$150,000.00), and other good and valuable consideration paid to the undersigned **KECHIA LINDSEY AKA KECHIA SANDERS, an married woman, and with the written consent of her husband, THEODUS SANDERS, JR., a married man** (hereinafter referred to as "Grantors"), do hereby covenant, convey and warrant unto **CHRISTOPHER R. DAVIS, an unmarried man**, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, together with every contingent remainder and right of reversion, all the Grantor's interest in the following-described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 1618, according to the Survey of Old Cahaba IV, Second Addition, Phase One, as recorded in Map Book 33, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, restrictions, covenants, and reservations of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee simple, forever.

And the said Grantor does, for Grantor's, Grantor's successors and assigns, covenant with the said Grantee, his heirs and assigns, that Grantor is lawfully seized of title in fee simple of said premises; that the premises are free from all encumbrances, except as set out above, that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's successors and assigns shall warrant and defend the same unto the said Grantee, his successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 04/05/2010

State of Alabama
Deed Tax : \$3.00



20100405000100450 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/05/2010 10:39:30 AM FILED/CERT

IN WITNESS WHEREOF, Grantors have set Grantors' hands and seal this 31st day of March, 2010.

Kechia Lindsey aka Kechia Sanders
Kechia Lindsey aka Kechia Sanders

CONSENTED TO BY:

Theodus Sanders
Theodus Sanders, Jr., husband of Kechia Lindsey aka Kechia Sanders

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Kechia Lindsey aka Kechia Sanders, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the conveyance, she, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2010.

CGS
Notary Public, State at Large
My Commission Expires: December 18, 2011

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Theodus Sanders, Jr., whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the conveyance, she, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2010.

CGS
Notary Public, State at Large
My Commission Expires: December 18, 2011



20100405000100450 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/05/2010 10:39:30 AM FILED/CERT