

Send tax notice to:

**TORREY L. RICE**  
**344 DEER RIDGE LANE**  
**CHELSEA, AL, 35043**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

This instrument prepared by:  
**CHARLES D. STEWART, JR.**  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2010106



20100505000138360 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/05/2010 09:23:06 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Two Thousand and 00/100 Dollars (\$242,000.00) in hand paid to the undersigned, JEFFREY SCOTT DAVIS and LAURIE JANE DAVIS, husband and wife (hereinafter referred to as "Grantors") by TORREY L. RICE and TINA M. RICE (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 47, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES SECTOR 2 PHASE I, AS RECORDED IN MAP BOOK 32, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPREARING OF RECORDED IN INSTRUMENT NO. 2003-82678; INSTRUMENT NO. 2004-6200 AND INSTRUMENT NO. 2004-21020.

**\$244,876.00 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.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 16<sup>th</sup> day of April, 2010.

  
JEFFREY SCOTT DAVIS  
  
LAURIE JANE DAVIS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JEFFREY SCOTT DAVIS and LAURIE JANE DAVIS, whose name 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, she executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of April, 2010.

