

THIS INSTRUMENT WAS PREPARED BY:  
V. Edward Freeman, II  
Stone, Patton, Kierce & Freeman  
118 N. 18<sup>th</sup> Street  
Bessemer, Alabama 35020

Send Tax Notice To:  
J. Scott Davidson  
15147 Hwy 25  
Calhoun, AL 35040

## GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS, (\$440,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I

**Mario Vera, an unmarried man**

(herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto

**J. Scott Davidson**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 17, according to the Survey of McMahon Highlands at Shelby Springs Farms, as recorded in Map Book 28, Page 25, in the Probate Office of Shelby County, Alabama.**

**SOURCE OF TITLE: Instrument 20100224000054980, Shelby County, Alabama**

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

**\$417,000.00** of the above consideration paid from the proceeds of a purchase money mortgage closed herewith.

*TO HAVE AND TO HOLD* to the said grantee, his heirs and assigns forever.

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

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal, this the 20<sup>th</sup> day of **January, 2011**.

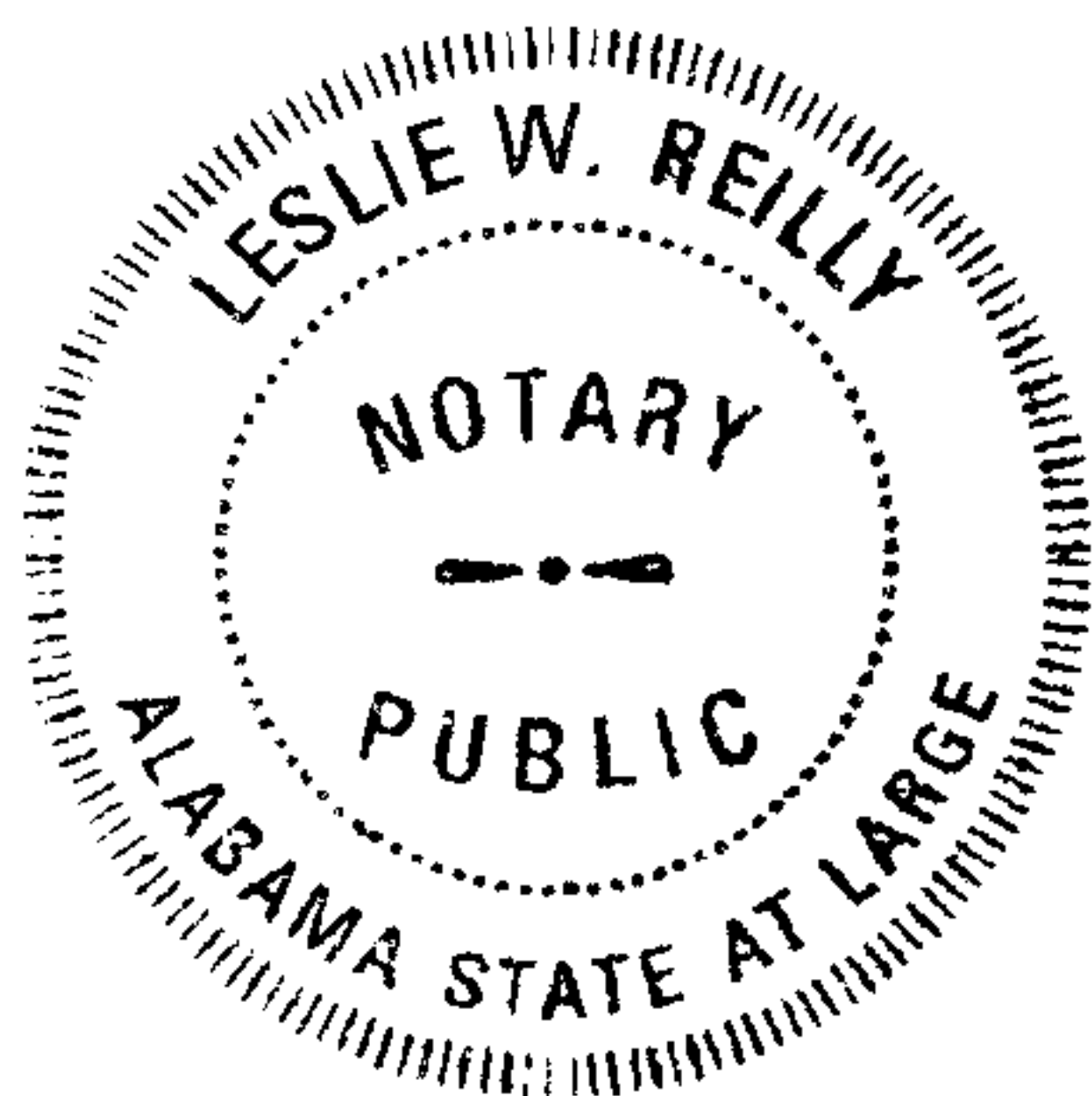
*Mario Vera*  
**Mario Vera**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )


## GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Mario Vera**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of **January, 2011**.



*Leslie W. Reilly*  
NOTARY PUBLIC – Leslie W. Reilly  
My Commission Expires: 2-4-13

  
20110202000037450 1/1 \$35.00  
Shelby Cnty Judge of Probate, AL  
02/02/2011 03:27:29 PM FILED/CERT

Shelby County, AL 02/02/2011  
State of Alabama  
Deed Tax: \$23.00