

Send tax notice to:

ASHLEY E. DAVIS  
6719 WINCHESTER LANE  
PELHAM, AL, 35124

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

STATE OF ALABAMA  
Shelby COUNTY

2011197

Shelby County, AL 06/15/2011  
State of Alabama  
Deed Tax: \$41.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) in hand paid to the undersigned, KENNETH W. KARR, A MARRIED MAN (hereinafter referred to as "Grantors") by ASHLEY E. DAVIS AND HUSBAND, BRETT DAVIS (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 9, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS RECORDED IN MAP BOOK 7, PAGE 159, A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF QUAL RUN, PHASE 3, AS RECORDED IN MAP BOOK 7, PAGE 159 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 49, PAGE 32; MISC BOOK 31, PAGE 968; MISC BOOK 32, PAGE 220 AND MISC BOOK 38, PAGE 356, IN THE PROBATE OFFICE OS SHELBY COUNTY, ALABAMA.
4. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC BOOK 32, PAGE 214.

\$164,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

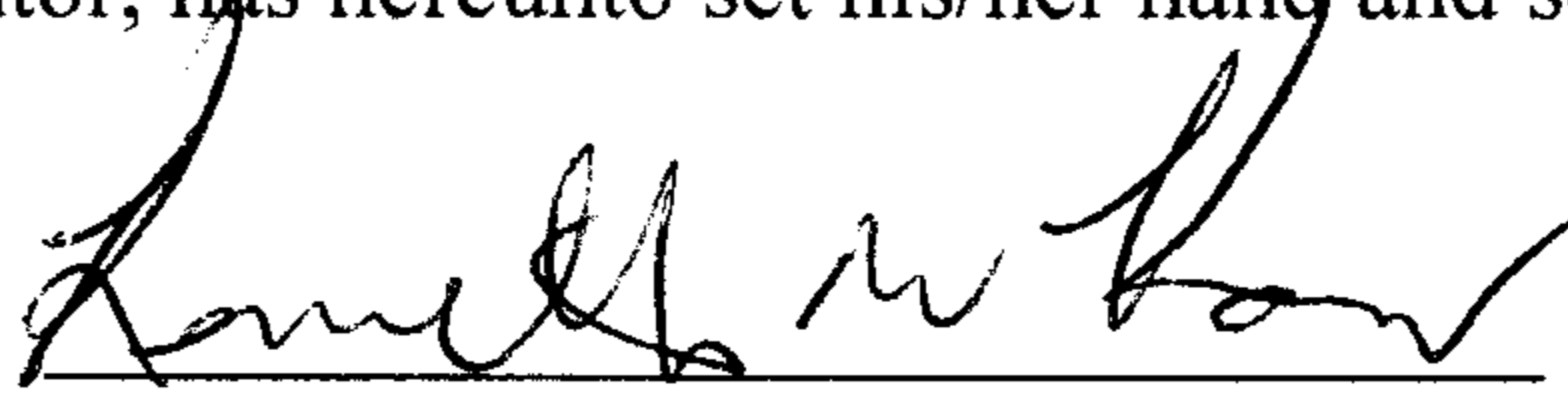
**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE AS DEFINED BY THE CODE OF ALABAMA.**

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.



20110615000176260 2/2 \$56.00  
Shelby Cnty Judge of Probate, AL  
06/15/2011 12:57:15 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 10th day of June, 2011.

  
KENNETH W. KARR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that KENNETH W. KARR, 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 10th day of June, 2011.

