


25,000.00

This instrument was prepared by:
Darrell Griffith
202 Flagstone Lane
Calera, AL 35040

Send tax notice to:
202 Flagstone LN
Calera AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY


20120206000043170 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
02/06/2012 10:28:01 AM FILED/CERT

WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, DESIGN MARK HOMES, INC. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto KAREN D. DAVIS, a married woman, (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Final Plat Twelve Oaks at Bridlewood, as recorded in Map Book 34, Page 106, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to taxes for the year 2012 and subsequent years; Easements and building line as shown on recorded maps; Restrictions and Covenants appearing of record in Real 393, Page 136, Real 258, Page 547, Inst. No. 2006-4176, and Instrument No. 2006-5059; Title to all mineral within and underlying the premises, together with all mining rights and other rights related thereto, including release of damages; Right of Way granted to Shelby County recorded in Volume 271, Page 722; Right of Way easement as recorded in Real 115, Page 886, Real 258, Page 544, and Inst. No. 1995-31873; any and all other covenants, restrictions, easements and right-of-ways, if any, hereto imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments nor or hereafter becoming due against said property.

To Have And To Hold to the said grantees, its successors and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Design Mark Homes, INC., which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their successors and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of February, 2012

Design Mark Homes, Inc.

By:  (SEAL)

Karen D. Davis

Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

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I, the undersigned, a Notary Public in and for said State and County, hereby certify that Karen D. Davis whose name as President of Design Mark Homes, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, she executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 3RD day of FEBRUARY, 2012.


Notary Public

GARY JONES
NOTARY PUBLIC
ALABAMA
STATE AT LARGE
TERM EXPIRES: 04.22.12

Shelby County, AL 02/06/2012
State of Alabama
Deed Tax: \$25.00