

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Sixty Thousand and No/100ths Dollars (\$160,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **EDWARD W. DAVENPORT, III AND ANA L. DAVENPORT, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **TRAVIS J. RICHARDS AND HEATHER T. RICHARDS** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Alabaster, Shelby County, Alabama, to-wit:

Lot 89, according to the Survey of Summer Brook, Phase Three, as recorded in Map Book 20, page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

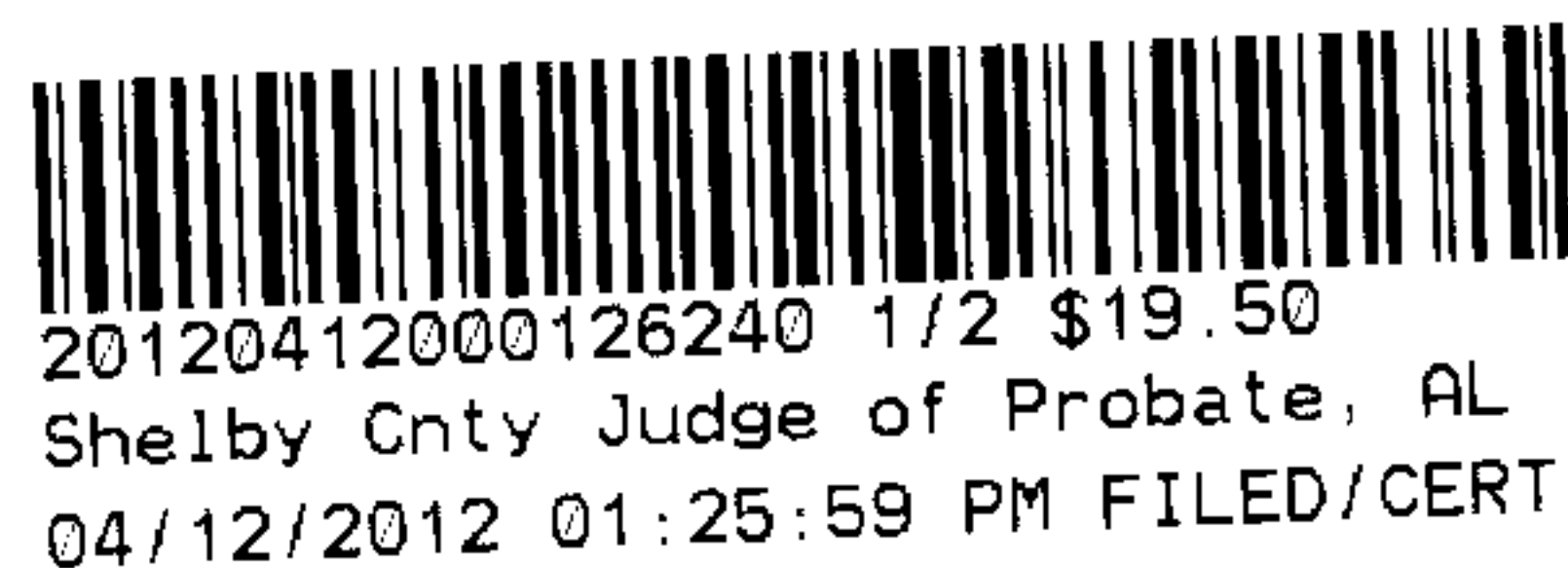
Subject to:

1. Taxes and assessments for the year 2012 and all subsequent years.
2. Building Setback line of 30 feet reserved from Blue Spring Circle, as shown per plat.
3. Restrictions, covenants, and conditions as set out in Inst. #1995-18940, Inst. #1996-2230 and Inst. #1996-2231, in Probate Office.
4. Right(s) of Way(s) granted to Alabaster Water and Gas Board, as set out in Deed Book 287, page 391, in the Probate Office.
5. Terms, conditions, easements, restrictions and other criteria as shown on the Plat referred to in Schedule A hereof.

\$ 155,944.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

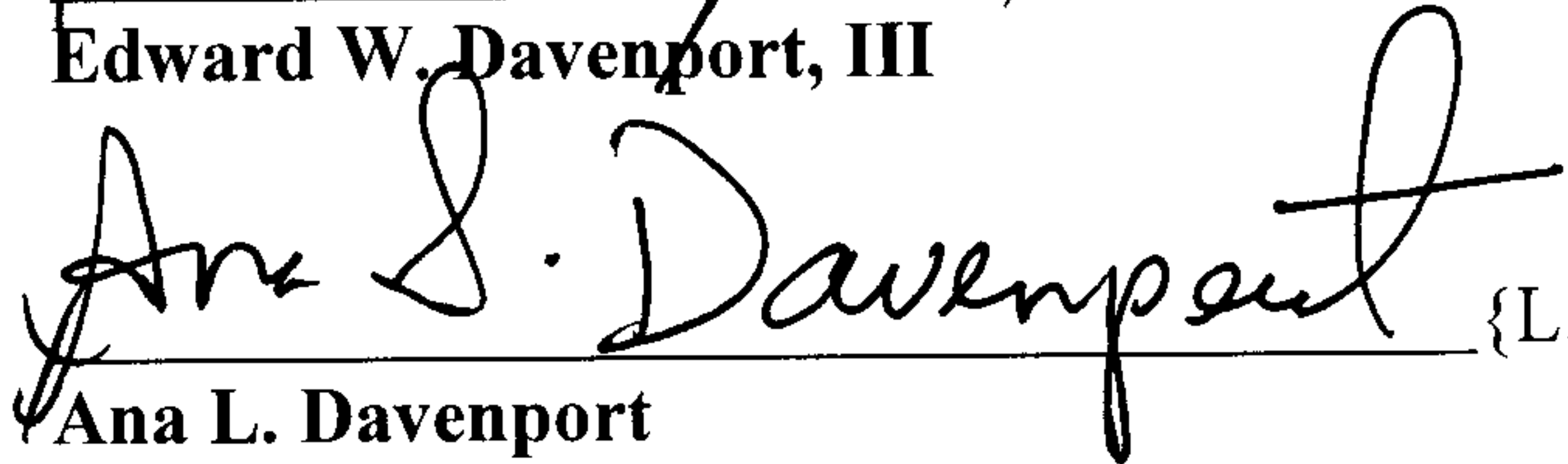


In Witness Whereof, the said Grantors have set their hands and seals this 9th day of April, 2012.


WITNESS


WITNESS

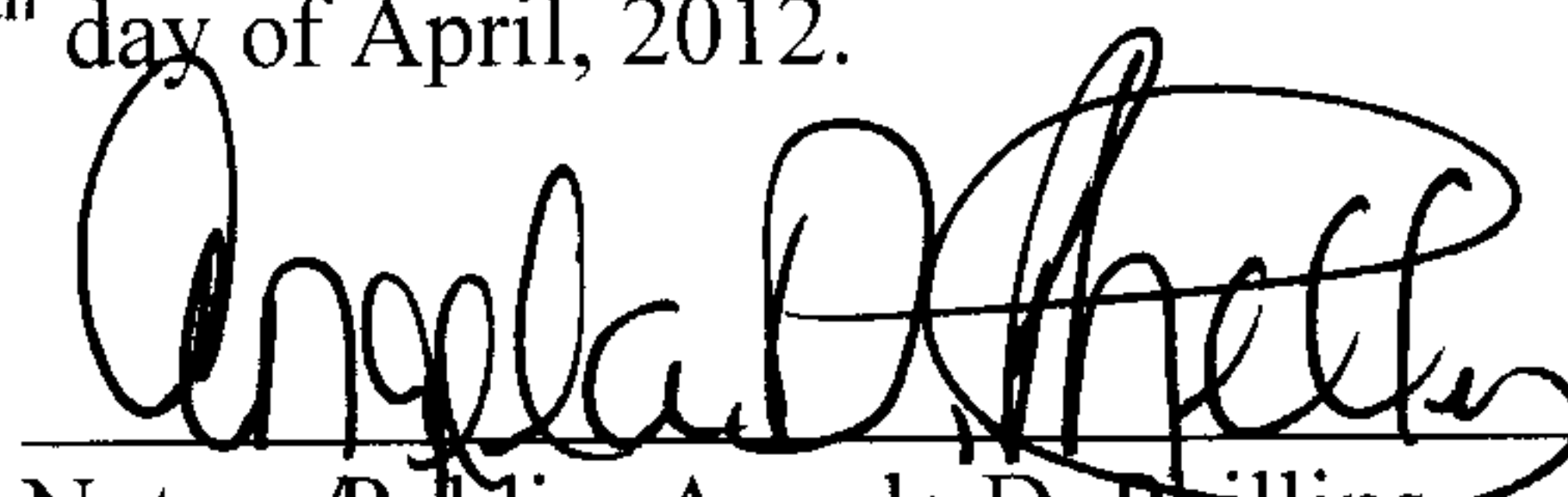
 {L.S.}
Edward W. Davenport, III

 {L.S.}
Ana L. Davenport

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Edward W. Davenport, III and Ana L. Davenport**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of April, 2012.


Notary Public: Angela D. Phillips
My commission expires: 01/12/2016

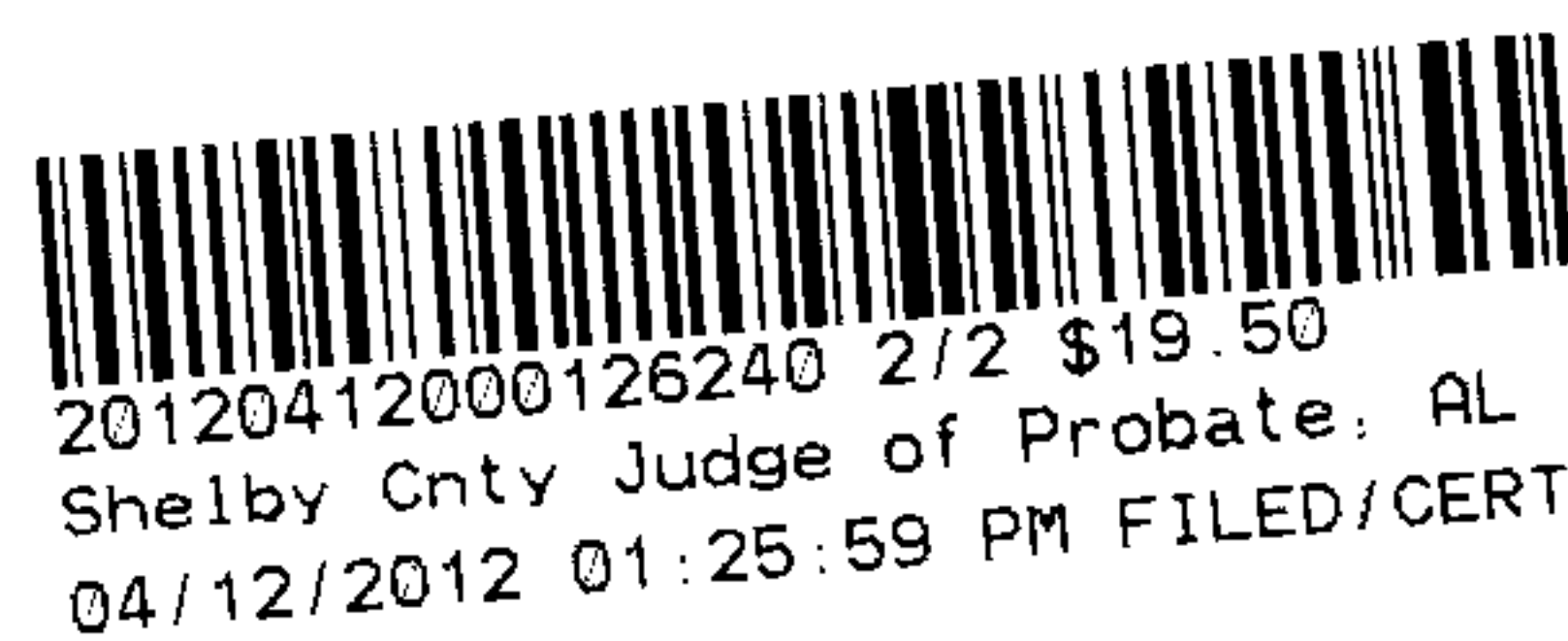
SEND TAX NOTICE TO:

Travis J. Richards
104 Blue Spring Circle
Alabaster, AL 35007-5116

THIS INSTRUMENT PREPARED BY:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35244

File # 2012031622



Shelby County, AL 04/12/2012
State of Alabama
Deed Tax: \$4.50