


This Instrument Prepared By:
Foster D. Key, Attorney at Law
P.O. Box 360345
Birmingham, AL 35236

Send Tax Notice To:
Andrea F. Owensby
814 Greystone Highlands Drive
Birmingham, AL 35242

WARRANTY DEED


20120620000217580 1/1 \$178.00
Shelby Cnty Judge of Probate, AL
06/20/2012 12:07:39 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED SIXTY SIX THOUSAND DOLLARS 00/100 (\$166,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, **WHITNEY SKIPPER DAVIS AND CHARLES JUDSON DAVIS, WIFE AND HUSBAND** (herein referred to as "GRANTORS") do grant, bargain, sell and convey unto **ANDREA F. OWENSBY** (herein referred to as "GRANTEE") the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 43, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19 Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. 2012 ad valorem taxes which are a lien but not yet due and payable until October 1, 2012.
2. Building setback line as set out in restrictive covenants as recorded in Instrument No. 1994-33988 in the Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109 Page 492; Deed 111 Page 402; Deed Book 127 Page 336, Deed Book 160 Page 403 and Deed Book 173 Page 191 in the Probate Office.
4. Easement(s) to South Central Bell as shown and recorded in Deed Book 324 Page 837 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 4 Page 486 and Deed Book 4 Page 488 in the Probate Office.
6. Covenant and agreement for water service, as recorded in Real 235 Page 611 in the Probate Office.
7. Utility easement for Ebsco Industries to Cahaba Water Renovation Systems as shown and recorded in Real 42 Page 223 in Probate Office.
8. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1994-33988 and Map Book 19 Page 25 in the Probate Office.
9. Release of damages as recorded in Instrument No. 1994-33988 in the Probate Office.
10. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may occur or cause damage to subject property, as shown by instrument recorded in Instrument No. 1995-33799 in the Probate Office.

\$ 165,500.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

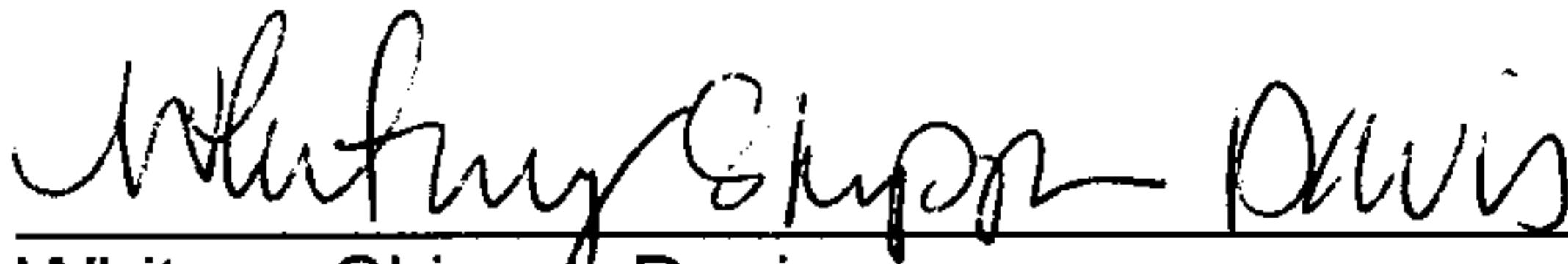
Whitney Skipper Davis is one and the same as Whitney Skipper Ruud.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And the said GRANTORS do, for themselves, their heirs and assigns, covenant with said GRANTEE, her 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 GRANTEE, her 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 15th day of June, 2012.

Shelby County, AL 06/20/2012
State of Alabama
Deed Tax: \$166.00

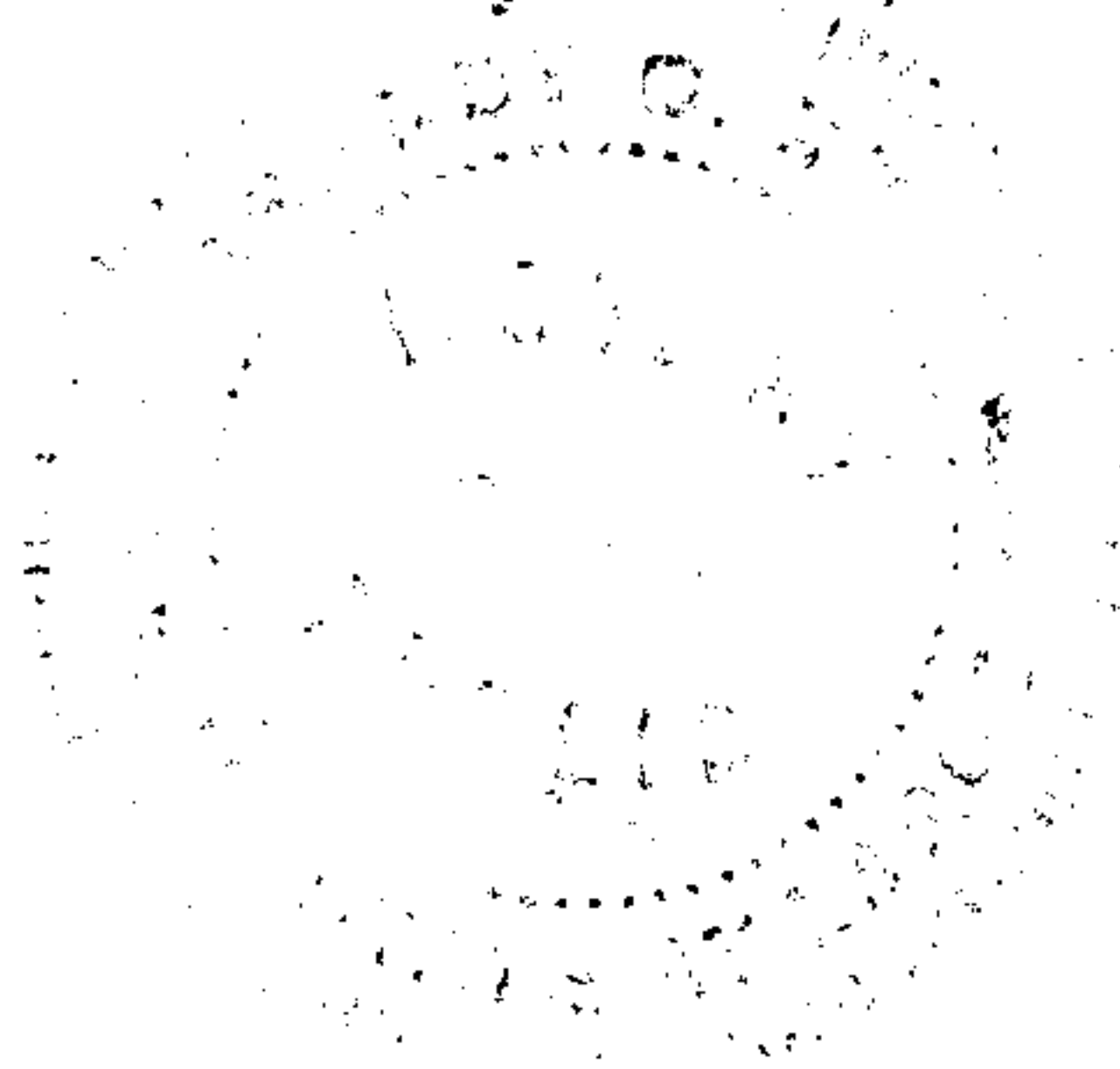

Whitney Skipper Davis

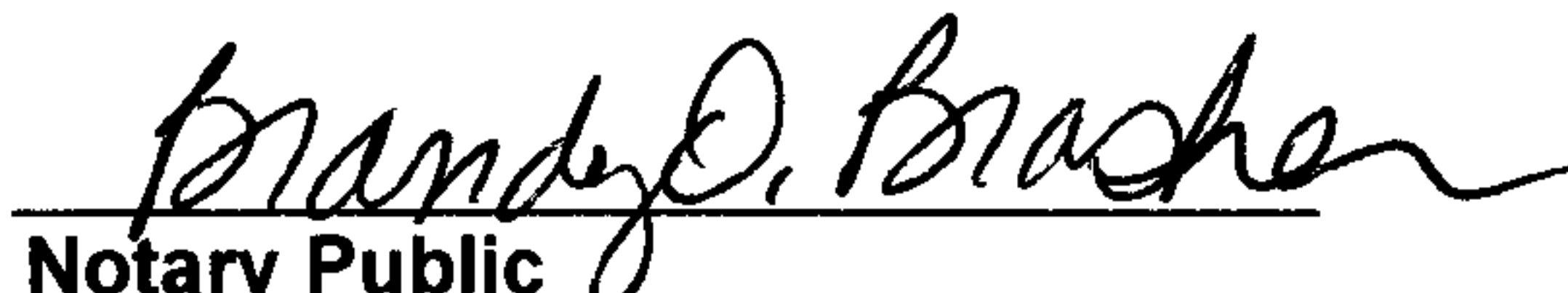

Charles Judson Davis

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned notary public, in and for said county and state, hereby certify that **Whitney Skipper Davis and Charles Judson Davis**, 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 15th day of June, 2012.




Notary Public
My commission expires : 2-8-16