

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Ronald Sherman Davenport, Jr.
208 10th Street SW
Alabaster, AL 35007



20130805000317850 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/05/2013 02:20:55 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Thousand And No/100 Dollars (\$90,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Diane Davenport, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ronald Sherman Davenport, Jr. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1, according to the Map of 1st Addition to Alabaster Highlands, as recorded in Map Book 4, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

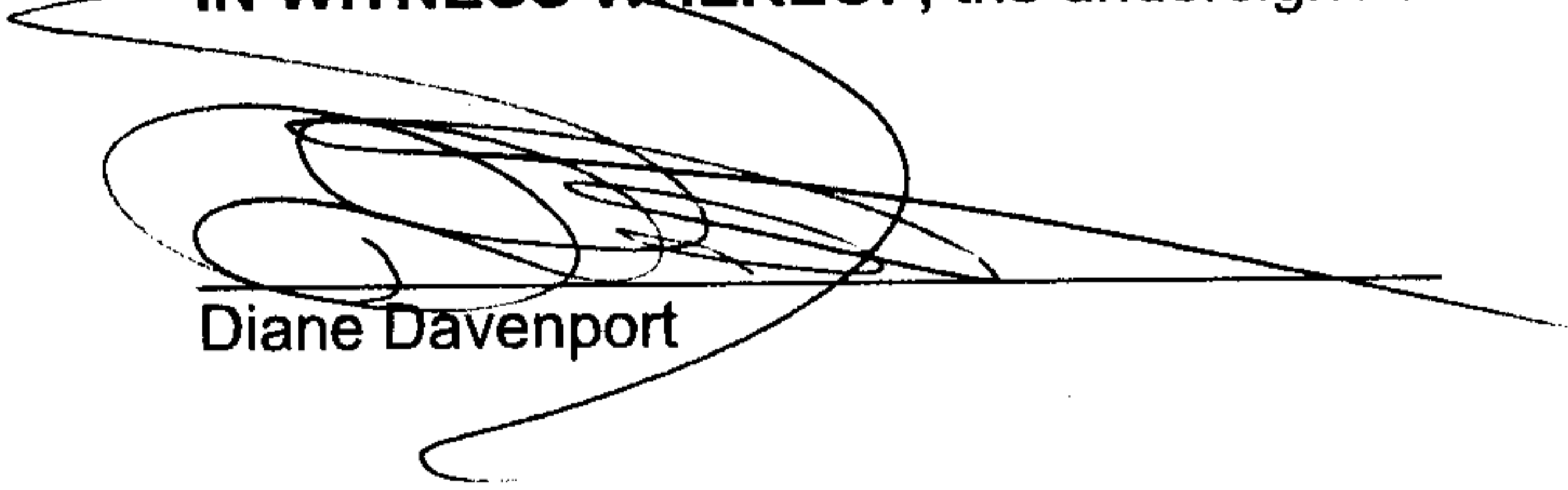
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Eighty-Seven Thousand Three Hundred And No/100 Dollars (\$87,300.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 26, 2013.

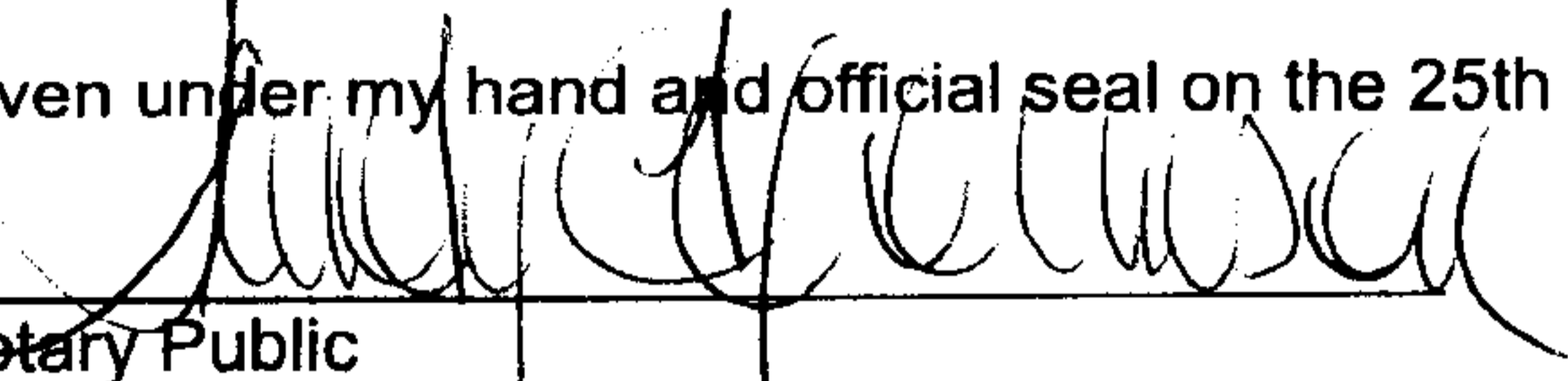

Diane Davenport

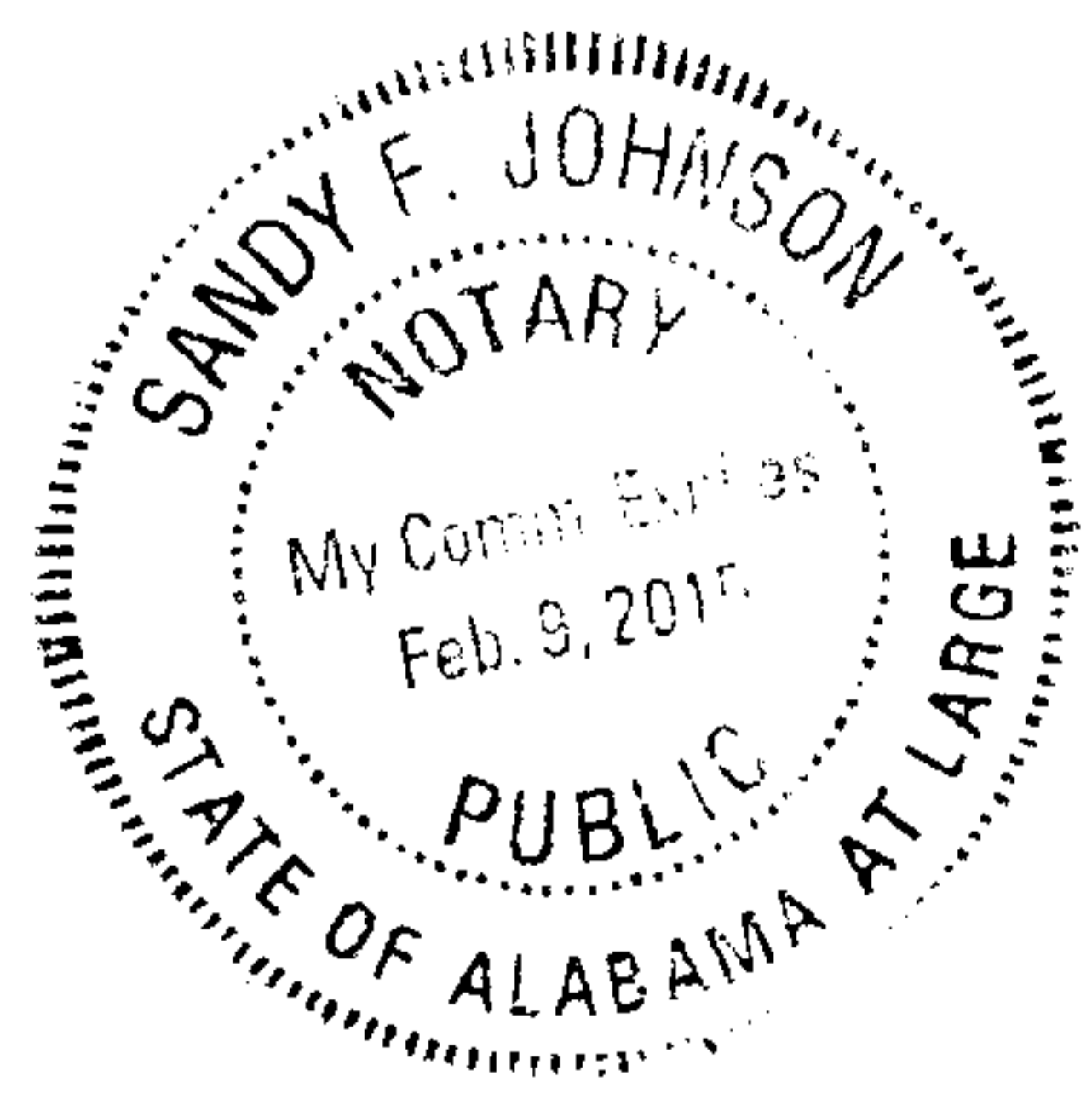
Shelby County, AL 08/05/2013
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane Davenport, whose name 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 25th day of July, 2013.


Notary Public
Commission Expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Diane Davenport
Mailing Address 208 10th Street SW
Alabaster, AL 35007

Grantee's Name Ronald Sherman Davenport, Jr.
Mailing Address 1641 King James Drive
Alabaster, AL 35007

Property Address 208 10th Street SW
Alabaster, AL 35007

Date of Sale July 26, 2013
Total Purchase Price \$90,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other: _____
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Diane Davenport, 208 10th Street SW, Alabaster, AL 35007.

Grantee's name and mailing address - Ronald Sherman Davenport, Jr., 1641 King James Drive, Alabaster, AL 35007.

Property address - 208 10th Street SW, Alabaster, AL 35007

Date of Sale - July 26, 2013.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.


Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 26, 2013

Sign *Ronald Sherman Davenport, Jr.*
Agent


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