

20140708000205940 1/2 \$32.50  
Shelby Cnty Judge of Probate, AL  
07/08/2014 10:46:03 AM FILED/CERT

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Michael D. Cain  
Katie Cain  
120 Cliff Rd.  
Sterrett, AL 35147

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Four Thousand and 00/100 Dollars (\$304,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Yonna Guthrie Davis** and husband **Keith L. Davis**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Michael D. Cain** and **Katie Cain** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 605, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama.**


\$288,800.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

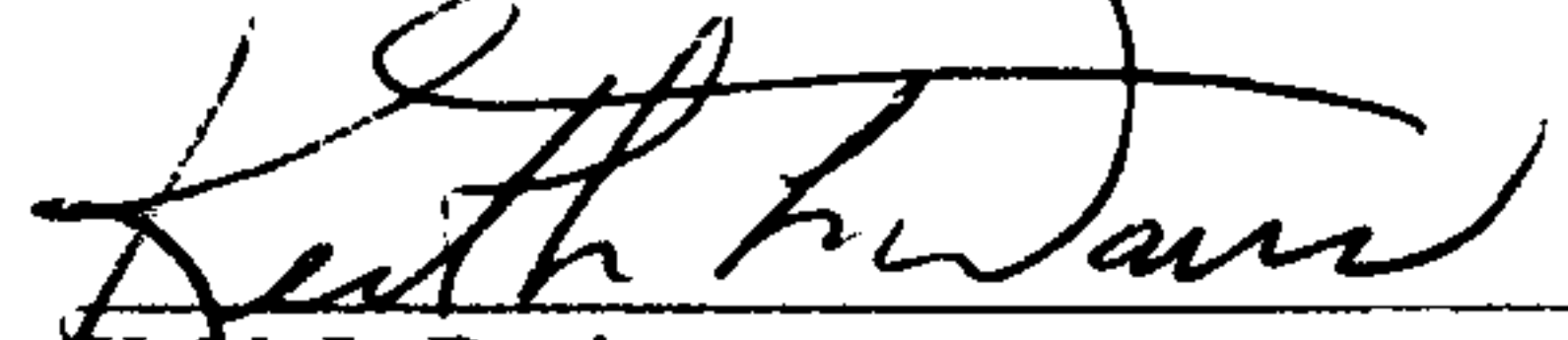
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this June 25, 2014.

  
Yonna Guthrie Davis

  
Keith L. Davis

Shelby County, AL 07/08/2014  
State of Alabama  
Deed Tax: \$15.50

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Keith L. Davis** 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 25, 2014.

My Commission Expires:

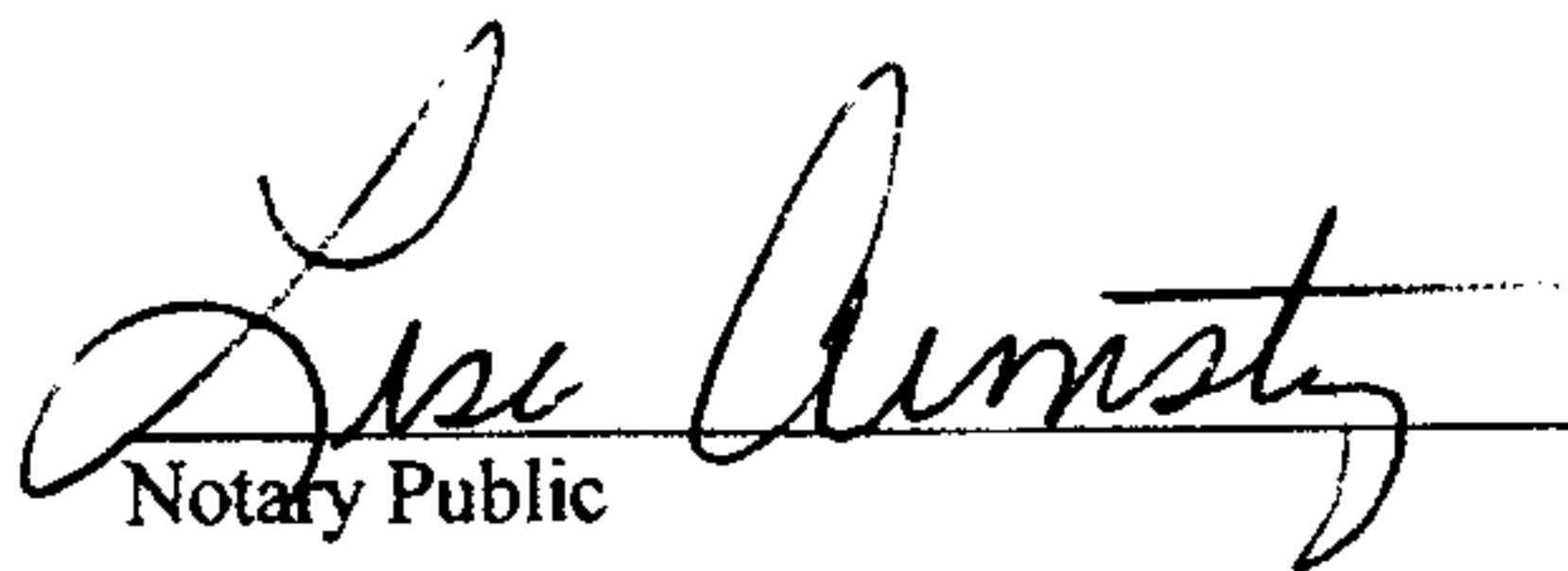
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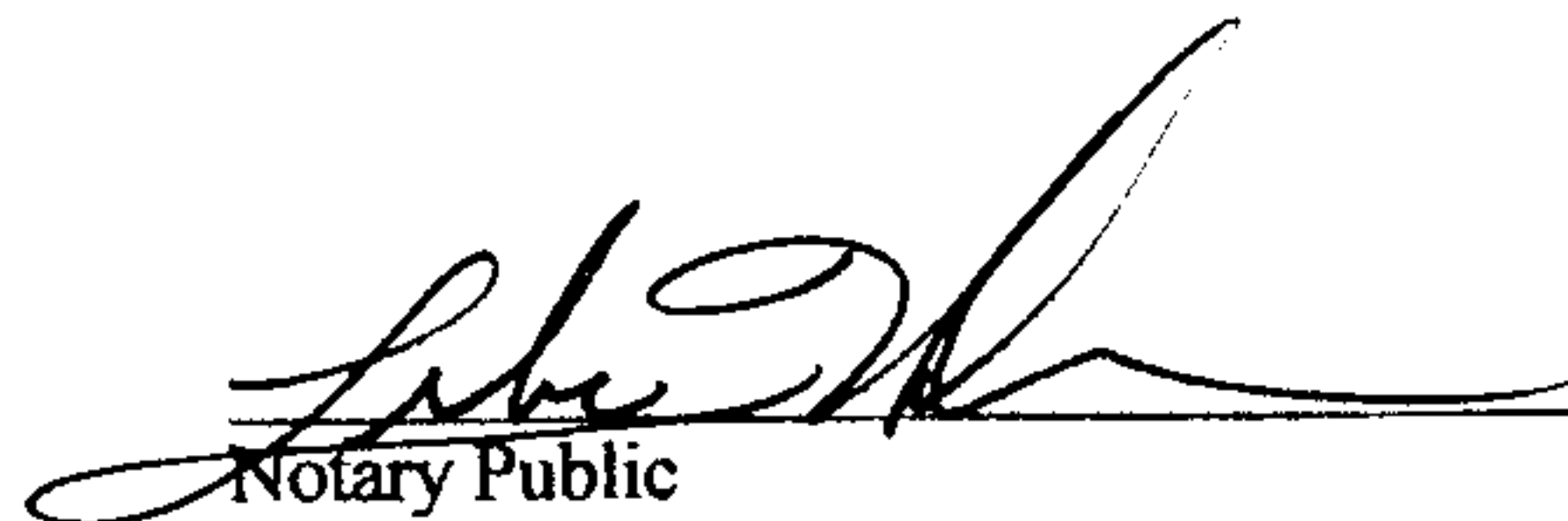
STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Yonna Guthrie Davis** 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 25, 2014.

My Commission Expires: 7-26-16

  
Notary Public

  
Notary Public

Grantor's Address:  
1101 Regent Park Dr.  
Birmingham, AL 35242  
Property Address:  
120 Cliff Road  
Sterrett, AL 35147



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