

Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Three hundred sixty three thousand and no/100 Dollars (\$363,000.00) being the contract sales price, to the undersigned **Grantor** in hand paid by the **Grantee** herein, the receipt whereof is acknowledged, Susan Degutis Davis [aka Susan Deutis Davis] (**Grantor**) and spouse, Frederick Lee Davis, IV whose address is 2299 Phoenix Highway, Apt D-1 does grant, bargain, sell and convey unto David M. Johnson (**Grantee**) whose address is 1126 Lake Forest Circle, Hoover, AL 35244 the following described real estate situated in Shelby, Alabama to wit:

**LOT 286, ACCORDING TO THE SURVEY OF NINTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGES 46A & 46B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA 1126 Lake Forest Circle, Hoover, AL 35244**

Subject to:

Ad valorem taxes due October 1, 2014

Minerals and mining rights not owned by Grantor

Building line(s) and Easements as shown by recorded map.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 312, page 606.

Agreement with Alabama Power Company recorded in Misc. Book 41, page 811.

Declaration of Protective Covenants, Agreements, Easements, Charges and liens for River chase (Residential) Misc. Book 14, page 536; 1<sup>st</sup> amendment to Declaration recorded in Misc. Book 17, page 550; Notice of Compliance as recorded in Misc. Book 34, page 549, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Deed Volume 127, page 140.

Restrictive Covenants regarding Alabama Power Agreement as recorded in Misc. Book 41, page 802.

**\$344,800.00 of the consideration was paid from the proceeds of a mortgage loan.**

Frederick Lee Davis, IV executes this deed to comply with Section 6-10-3 Code of Alabama, 1975 as amended, but makes no warranty of title.

**TO HAVE AND TO HOLD** unto the said **Grantee** his heirs, successors and assigns forever; and said **Grantor** does for herself, her heirs, successors, and assigns covenant with said **Grantee** his heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors and assigns shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantor** joined by her spouse have caused this conveyance to be executed this the 1<sup>st</sup> day of August, 2014.

  
SUSAN DEGUTIS DAVIS

  
FREDERICK LEE DAVIS, IV

**State of Alabama**

**County of Jefferson**

I, Gene W. Gray, Jr, a Notary Public in and for said County in said State, hereby certify that Susan Degutis Davis [aka Susan Deutis Davis] and spouse, Frederick Lee Davis, IV, whose names are signed to the foregoing conveyance and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 1<sup>st</sup> day of August, 2014.

Notary Public  
Commission Expires: 11/09/10

**This Instrument Prepared By:**  
Gene W. Gray, Jr.  
2100 Southbridge Parkway  
Suite 338  
Birmingham, AL 35209  
205 879 3400

**Send Tax Notice To:**  
David M. Johnson  
1126 Lake Forest Circle,  
Hoover, AL 35242  
#11-7-26-0-002-047