



20140909000281730 1/3 \$26.50
Shelby Cnty Judge of Probate, AL
09/09/2014 08:21:24 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Twenty Eight Thousand and no/100's Dollars (\$128,000.00)** and other good and valuable consideration to the undersigned grantors,

Amy Elizabeth Nance and husband, Russell X. Nance

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

Ian Desilva

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Re-Survey of Daventry Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- 1. Taxes or assessments for 2014 and subsequent years and not yet due and payable.**
- 2. Easements, building lines and restrictions as shown on recorded map.**
- 3. Restrictions and covenants appearing of record in Instrument #1999-29871, Instrument #1999-33485 and Instrument #2000-2403 amended in Instrument # 20070305000097930 and Instrument #20100628000204810.**
- 4. Right of Way granted to the Water Works Board of the City of Calera recorded in Instrument #1998-1149.**
- 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.**
- 6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 103, Page 170; Volume 205, Page 674; Volume 198, Page 478, and Volume 177, Page 493.**

\$121,600.00 of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

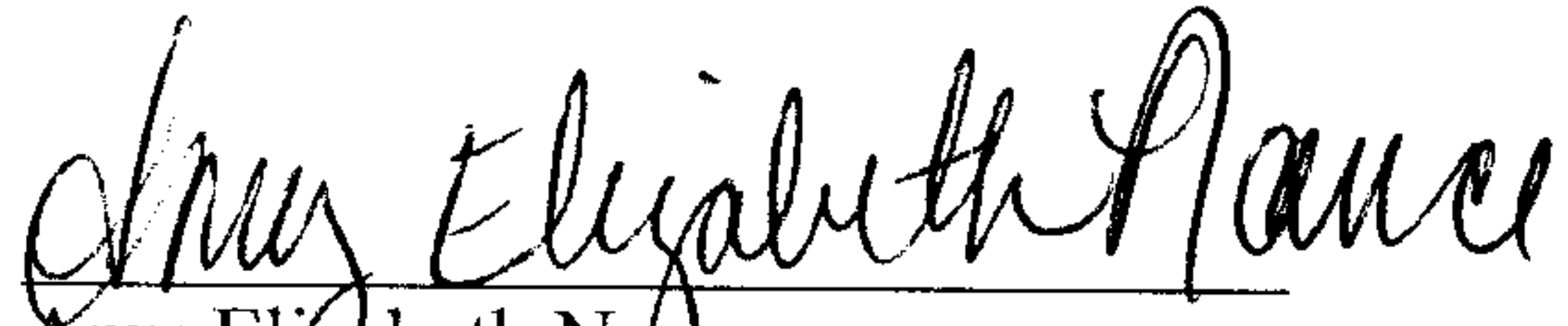
TO HAVE AND TO HOLD, unto the said grantee.

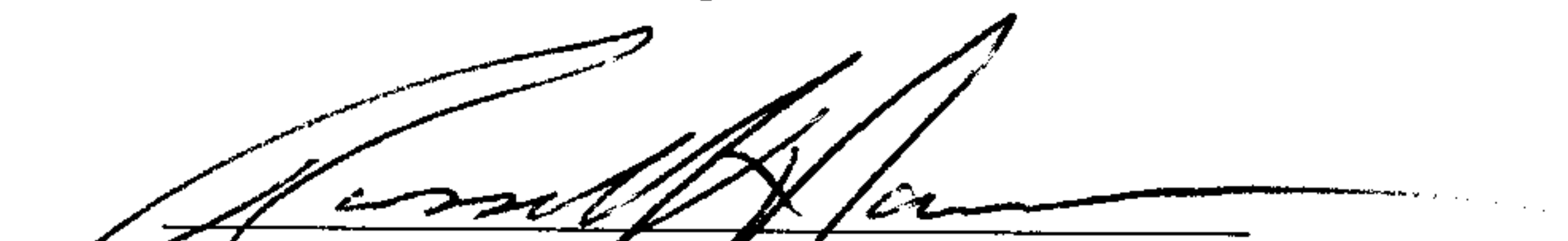
Shelby County, AL 09/09/2014
State of Alabama
Deed Tax:\$6.50

And said grantors do for themselves, their heirs, its successors and assigns, covenant with said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 4th day of September, 2014.

ATTEST:

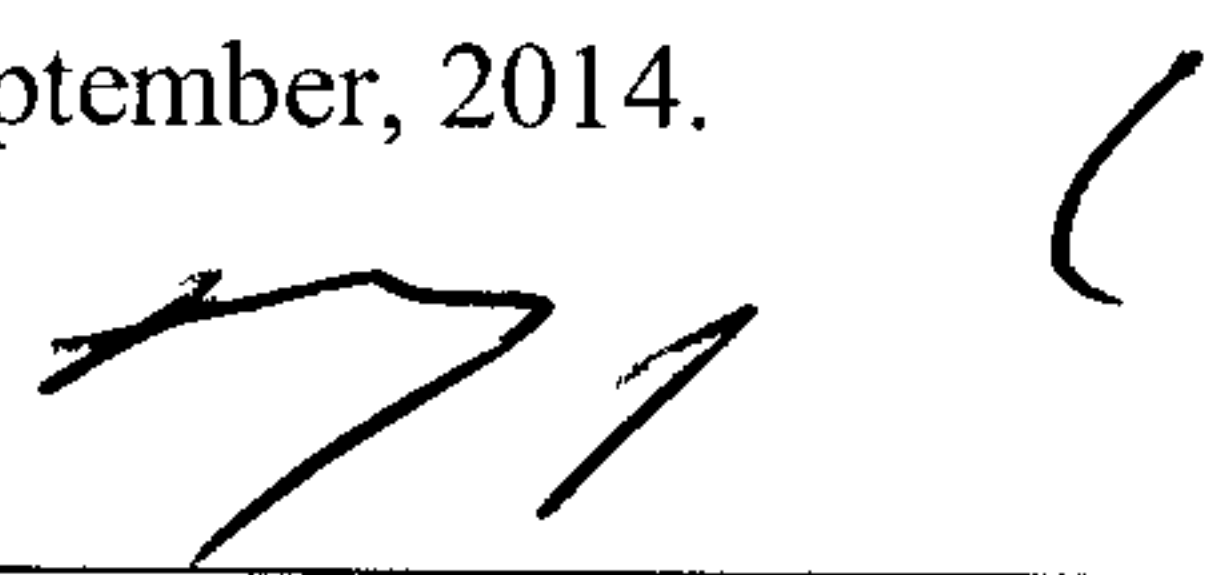

Amy Elizabeth Nance


Russell X. Nance

STATE OF ALABAMA
SHELBY COUNTY

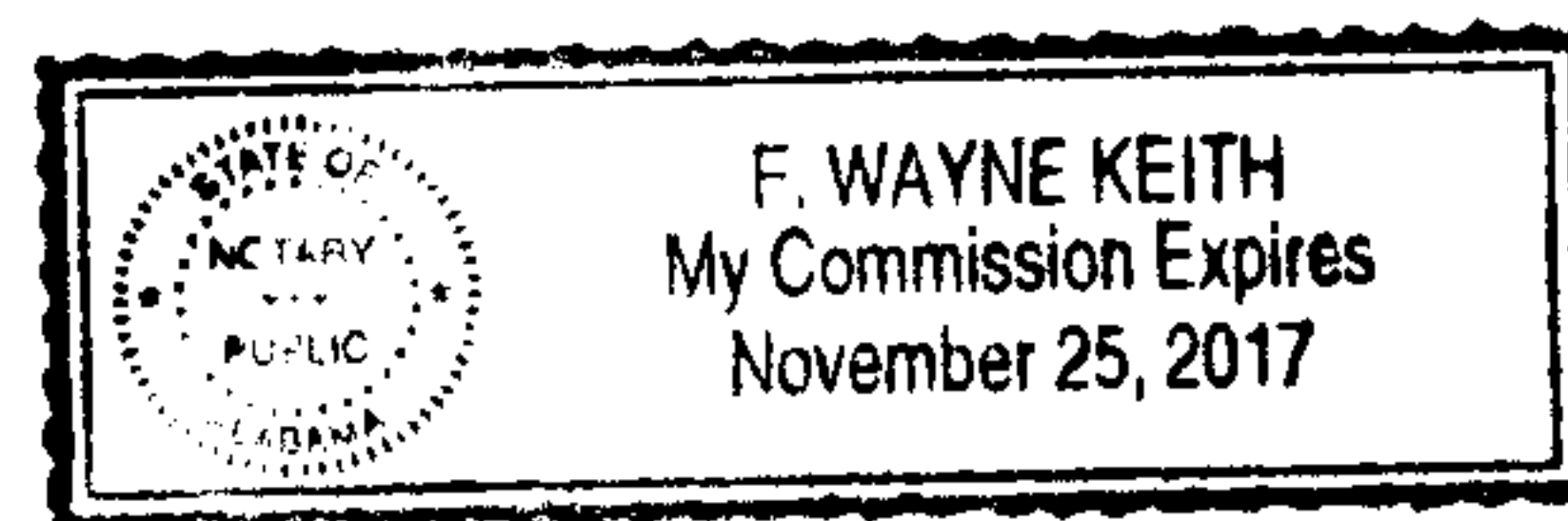
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Amy Elizabeth Nance and Russell X. Nance, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 4th day of September, 2014.



Notary Public

SEND TAX NOTICE TO:
Ian Desilva
105 Daventray Drive
Calera, Alabama 35040




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Real Estate Sales Validation Form

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

Grantors' Name: Amy Elizabeth Nance
Russell X. Nance

Mailing Address : 609 Oak Glen Drive
Birmingham, Alabama 35244

Grantee's Name: Ian Desilva
105 Daventry Drive
Calera, Alabama 35040

Mailing Address: 105 Daventry Drive
Calera, Alabama 35040

Property Address: 105 Daventry Drive
Calera, Alabama 35040

Date of Transfer: September 4, 2014

Total Purchase Price \$128,000.00

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
x	Sales Contract	Other
x	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.

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: September 4, 2014

Sign

x

verified by closing agent
F. Wayne Keith Attorney

RT-1

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