

Send tax notice to: Davis Fain Investments, LLC 2803 Greystone Comm. Blvd. Ste. 14
Birmingham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred sixty thousand and no/100 (\$160,000.00) Dollars, **the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Gloria D. Israel, an unmarried woman, whose mailing address is:

2513 K Toll Gate Rd Huntsville AL 35801
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Davis Fain Investments, LLC, whose mailing address is:

2803 Greystone Comm. Blvd. Ste. 14 ; Birmingham, AL 35242
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2569 Magnolia Place, Birmingham, Al. 35242** to-wit:

Lot 23, according to the Survey of The Magnolia's at Brook Highland, an Eddleman Community, as recorded in Map Book 13, page 102 A&B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$210,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

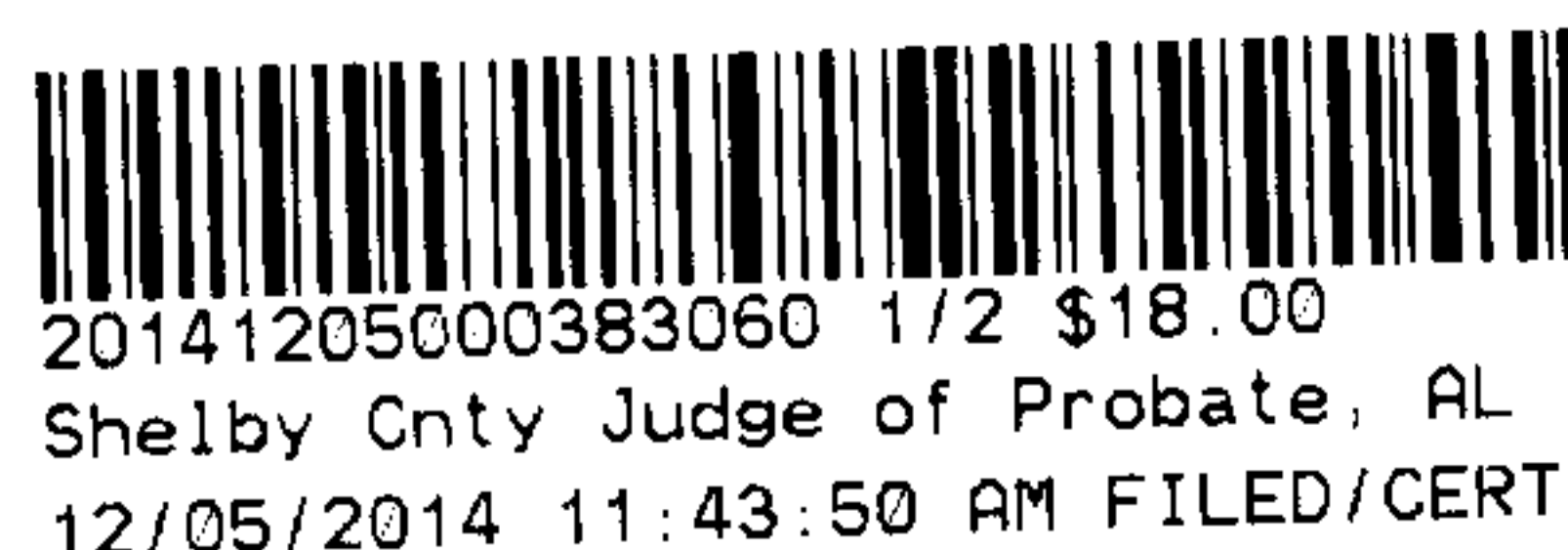
Grantor Gloria D. Israel is one and the same person as Gloria Denney Israel as named in the Power of Attorney recorded simultaneously herewith.

Gloria D. Israel is the surviving Grantee of that Warranty Deed to William E. Israel and Gloria D. Israel recorded in Book 1992, page 7792 in the Probate Office of Shelby County, Alabama; the other Grantee William E. Israel having died on or about the 9th day of March, 2010.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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(s) and seal(s) this 4th day of December, 2014.



Gloria Denney Israel (Seal)

GLORIA DENNEY ISRAEL BY AND THROUGH
HER AGENT GREGORY WILLIAM ISRAEL

By and through her agent (Seal)
Gregory William Israel

STATE OF ALABAMA
COUNTY OF SHELBY

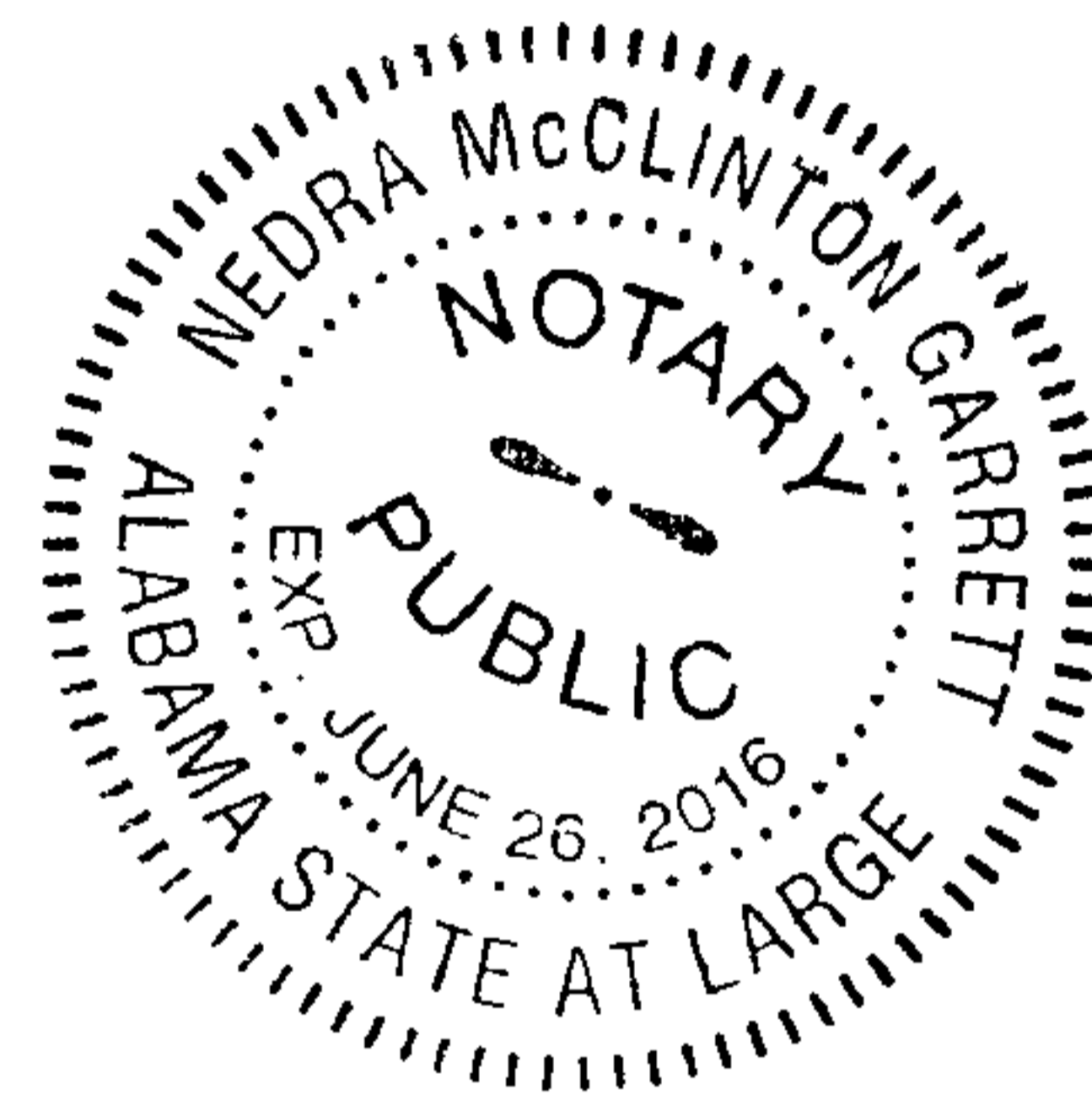
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gregory William Israel, under Durable Power of Attorney for Gloria Denney Israel, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he in his capacity as such Attorney in Fact under Durable Power of Attorney for Gloria Denney Israel has executed the same voluntarily on the day the same bears date.

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

Nedra McClinton Garrett

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/26/16



20141205000383060 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/05/2014 11:43:50 AM FILED/CERT