

20150701000221570
07/01/2015 02:11:23 PM
DEEDS 1/2

Send tax notice to:
CHRISTOPHER ALLISON
2076 CAHABA CREST DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015322T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seven Thousand and 00/100 Dollars (\$307,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, OLIVIA P. DAVIDSON and MICHAEL W. DAVIDSON, WIFE AND HUSBAND whose mailing address is: 2141 Kickmao Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by CHRISTOPHER ALLISON and CHRISTINA ALLISON whose mailing address is: 2076 CAHABA CREST DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, Second Sector according to the Survey of Altadena Woods, 2nd and 5th Sectors as recorded in Map Book 10, Page 54 A & B in the Probate Office of Shelby County, Alabama.

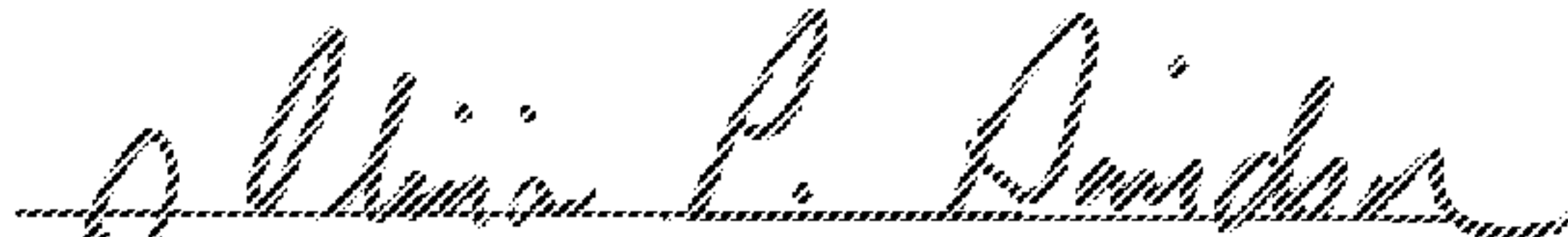
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. SUBJECT TO ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT AS RECORDED IN PLAT BOOK 10, PAGE 54 A AND B OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS URANIUM, CLAY, ROCK, SAND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING OF PUBLIC RECORD.
4. UTILITY EASEMENTS RECORDED IN THE OFFICIAL RECORDS BOOK 117, PAGE 611, BOOK 114, PAGE 103, BOOK 117, PAGE 614 AND BOOK 140, PAGE 725 OF THE PROBATE RECOREDS OF SHELBY COUNTY, ALABAMA.
5. ARTICLES OF INCORPORATION OF ALTADENA WOODS HOMEOWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 491, OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA

\$291,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of June, 2015.


OLIVIA P. DAVIDSON


MICHAEL W. DAVIDSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OLIVIA P. DAVIDSON and MICHAEL W. DAVIDSON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/01/2015 02:11:23 PM
\$32.50 DEBBIE
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