

GENERAL WARRANTY DEED

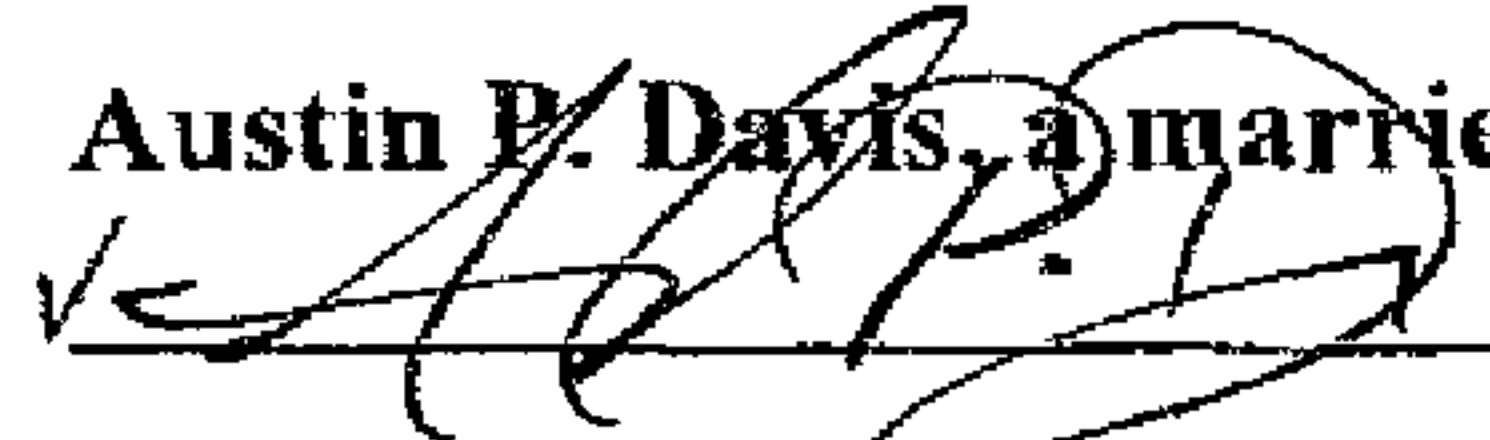
State of Alabama  
County of Shelby

20160504000148600  
05/04/2016 10:21:19 AM  
DEEDS 1/2

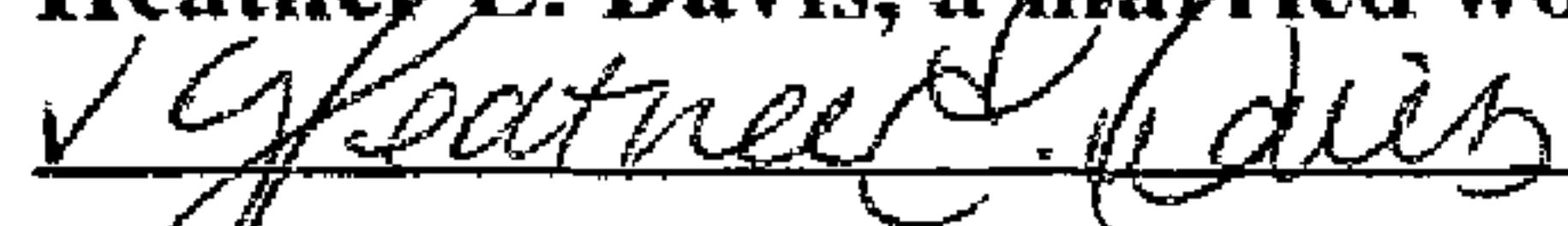
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **three hundred ninety-one thousand four hundred and no/100 (\$391,400.00)** 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

**Austin P. Davis, a married man, whose mailing address is:**

 \_\_\_\_\_ and

**Heather E. Davis, a married woman, whose mailing address is:**

 7571 Branchwood Dr  
Mobile, AL 36695

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Hien Q. Do, whose mailing address is: 1209 Boundary St., 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: 1209 Boundary St., Birmingham, Al. 35242 to-wit:**

Lot 42, according to the Survey of Beaumont, Phase 2, as recorded in Map Book 38, Page 66 in the Office of the Judge of Probate of Shelby County, Alabama.

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

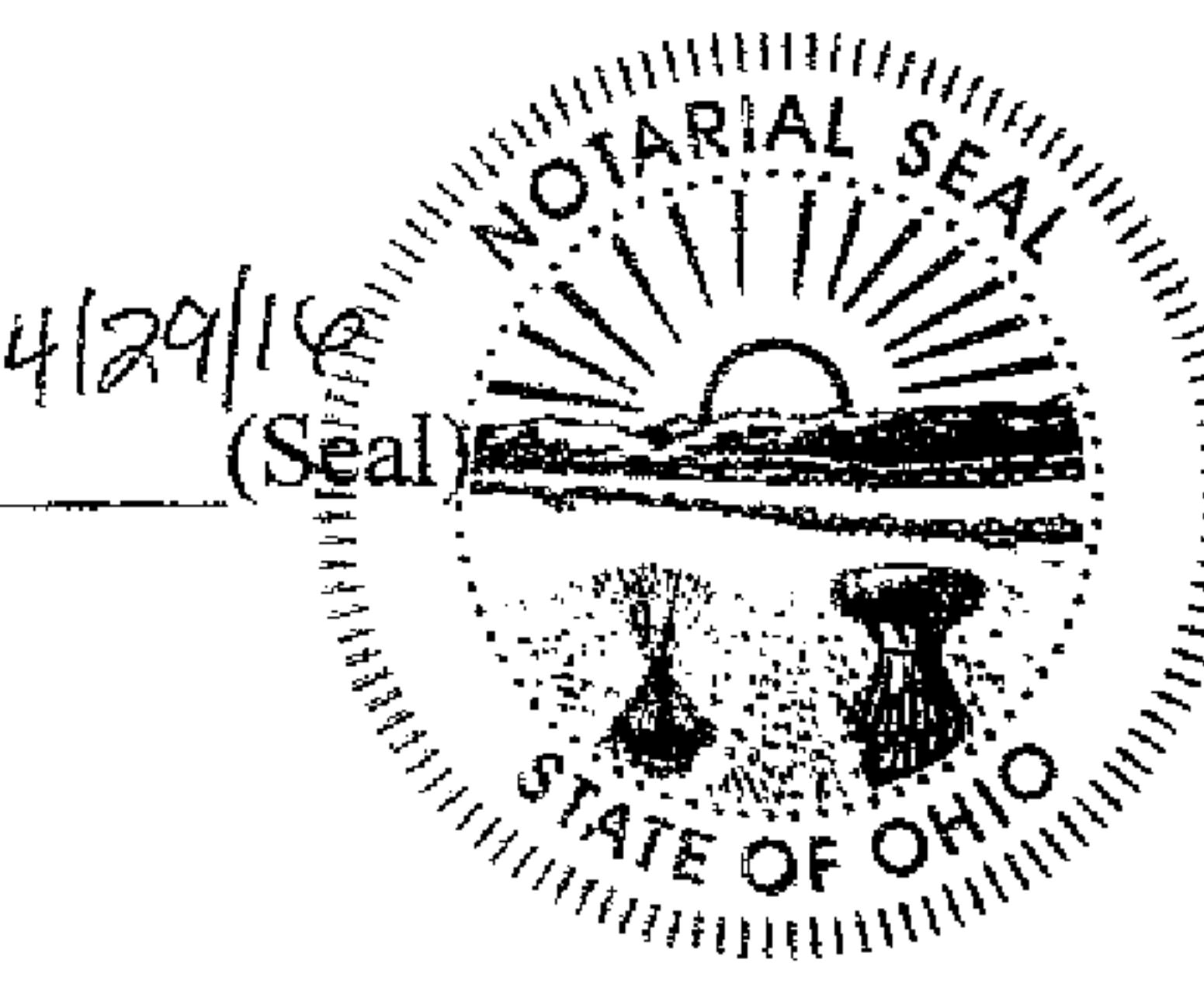
\$313,120.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 28<sup>th</sup> day of April, 2016.

*Austin P. Davis*  
*Heather E. Davis*  
 HEATHER E. DAVIS



THERESA DUNHAM  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Comm. Expires  
 December 22, 2018  
 Recorded in  
 Cuyahoga County

STATE OF ✓ OHIO  
 COUNTY OF ✓ CUYAHOGA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin P. Davis, a married man, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the ✓ 28<sup>th</sup> day of April, 2016.

*Theresa Dunham*  
 NOTARY PUBLIC

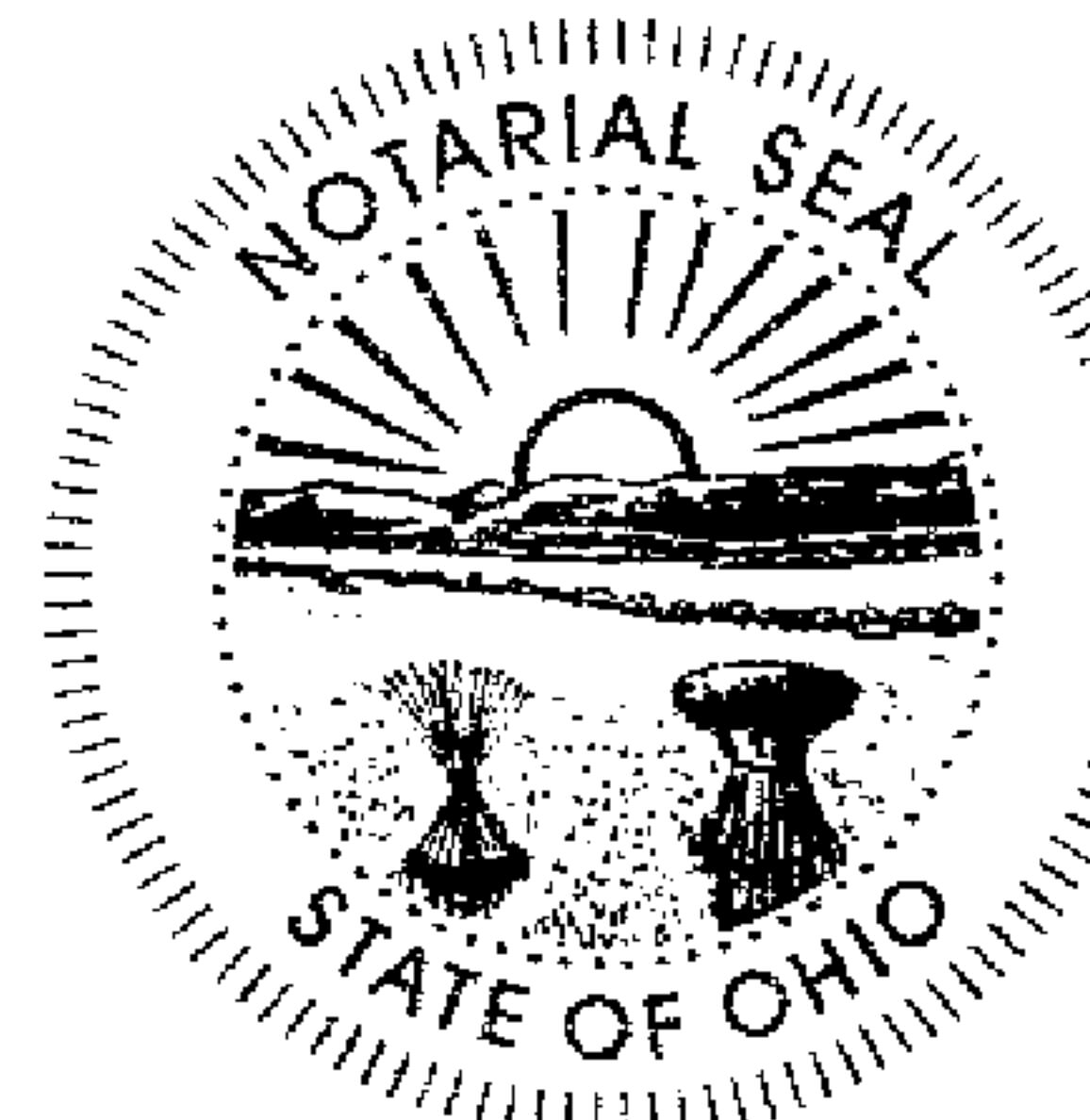
My commission expires: ✓ December 22, 2018

STATE OF ✓ OHIO  
 COUNTY OF ✓ CUYAHOGA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather E. Davis, a married woman, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the ✓ day of April, 2016.

*Theresa Dunham*  
 NOTARY PUBLIC

My commission expires: ✓ December 22, 2018



THERESA DUNHAM  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Comm. Expires  
 December 22, 2018  
 Recorded in  
 Cuyahoga County

Notary Public for Heather Evans Davis

Subscribed and sworn to before me in my  
 Presence, this 29<sup>th</sup> day of April  
2016, a Notary Public in and for the  
 County of Mobile State of Alabama  
*Stephanie B. Bedford*  
 (Signature) Notary Public  
 My commission expires 04/07/2018



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/04/2016 10:21:19 AM  
 \$95.50 CHERRY  
 20160504000148600

*Judge James W. Fuhrmeister*

