

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

David Davidson
222 Timber Ridge Circle
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,


On this June 8, 2016, That for and in consideration of **TWO HUNDRED EIGHTY TWO THOUSAND FIVE AND NO/100 (\$282,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **C. MICHAEL SAYLES, an unmarried man**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **DAVIDA DAVIDSON**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 13, according to a Resurvey of Lots 10 through 13, 27, 31, 32 and 34 through 38, Final Plat Forest Ridge, as recorded in Map Book 32, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 32, Page 22.
7. Subject to Forest Ridge Homeowners Association Inc. filed for record in Instrument 20080811000322020.
8. Subject to Restrictive Covenants filed for recorded in Instrument 20030204000064610.
9. Subject to Restrictive Covenants filed for recorded in Instrument 20031216000807600

C. Michael Sayles is the surviving grantee of that certain warranty deed filed for record in Instrument 20101102000368330; Mark Steven Witte having died on May 20, 2016.



20160614000204950 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
06/14/2016 10:02:22 AM FILED/CERT

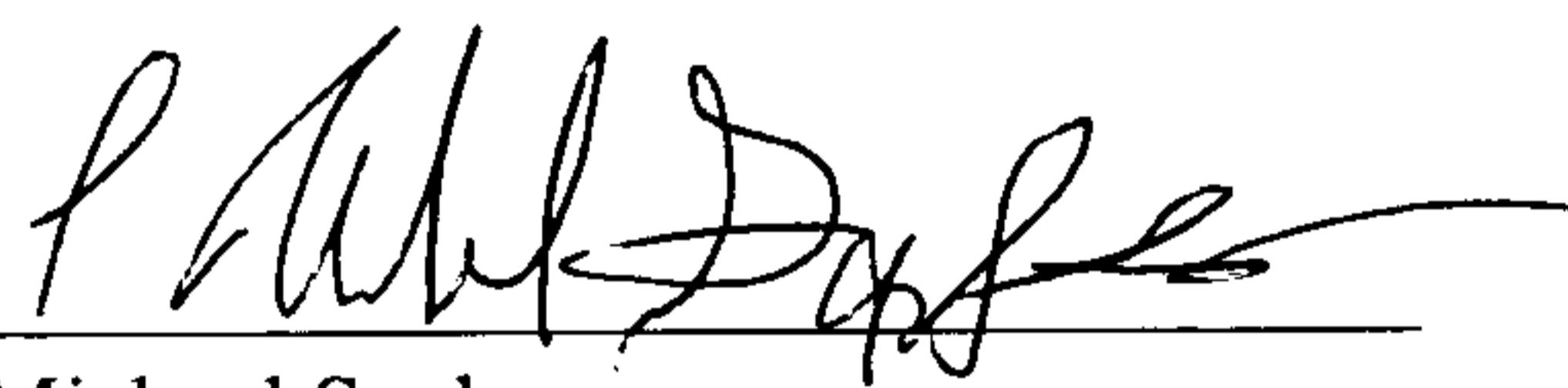
Shelby County, AL 06/14/2016
State of Alabama
Deed Tax:\$7.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 8, 2016.

GRANTOR:




C. Michael Sayles

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that C. Michael Sayles, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, C. Michael Sayles executed the same voluntarily with full authority, on the day the same bears date.


IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 8, 2016.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]


20160614000204950 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
06/14/2016 10:02:22 AM FILED/CERT

