

Send tax notice to:
WALTER GAVIN STOCKLI
2930 CAHABA VALLEY ROAD
INDIAN SPRINGS VILLAGE, AL 35124

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

2016476

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million One Hundred Eight Thousand Four Hundred Forty and 00/100 Dollars (\$1,108,440.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MAXIE L. DAVIS, A SINGLE INDIVIDUAL **whose mailing address** is: 2930 Cahaba Valley Rd, Indian Springs Village, AL 35124 (hereinafter referred to as "Grantors") by DANA EVELYN STOCKLI **whose property address** is: 2930 CAHABA VALLEY ROAD, INDIAN SPRINGS VILLAGE, AL, 35124 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

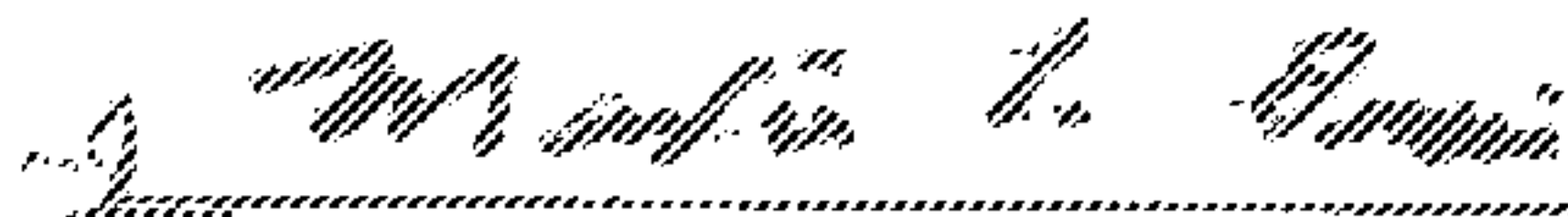
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damage
4. Easement(s), Building Line(s) and Restriction(s) as shown on recorded Map.
5. Right of way granted to Alabama Power Company recorded in Shelby Real 291, page 4; Deed Volume 101, Page 527 and Deed Volume 510.
6. Right of Way granted to Shelby County recorded in Deed Volume 135, Page 14.
7. Agreement recorded in Deed Volume 231, Page 592.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Maxie L. Davis is the surviving grantee of that certain deed as recorded in Instrument Book 297 at Page 757 and Book 318 at Page 565 in the Probate Office of Shelby County, Alabama. The other grantee Kristen K. Davis, having died on or about the 4th day of April, 2016.

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 2nd day of September, 2016.


MAXIE L. DAVIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MAXIE L. DAVIS 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 2nd day of September, 2016.

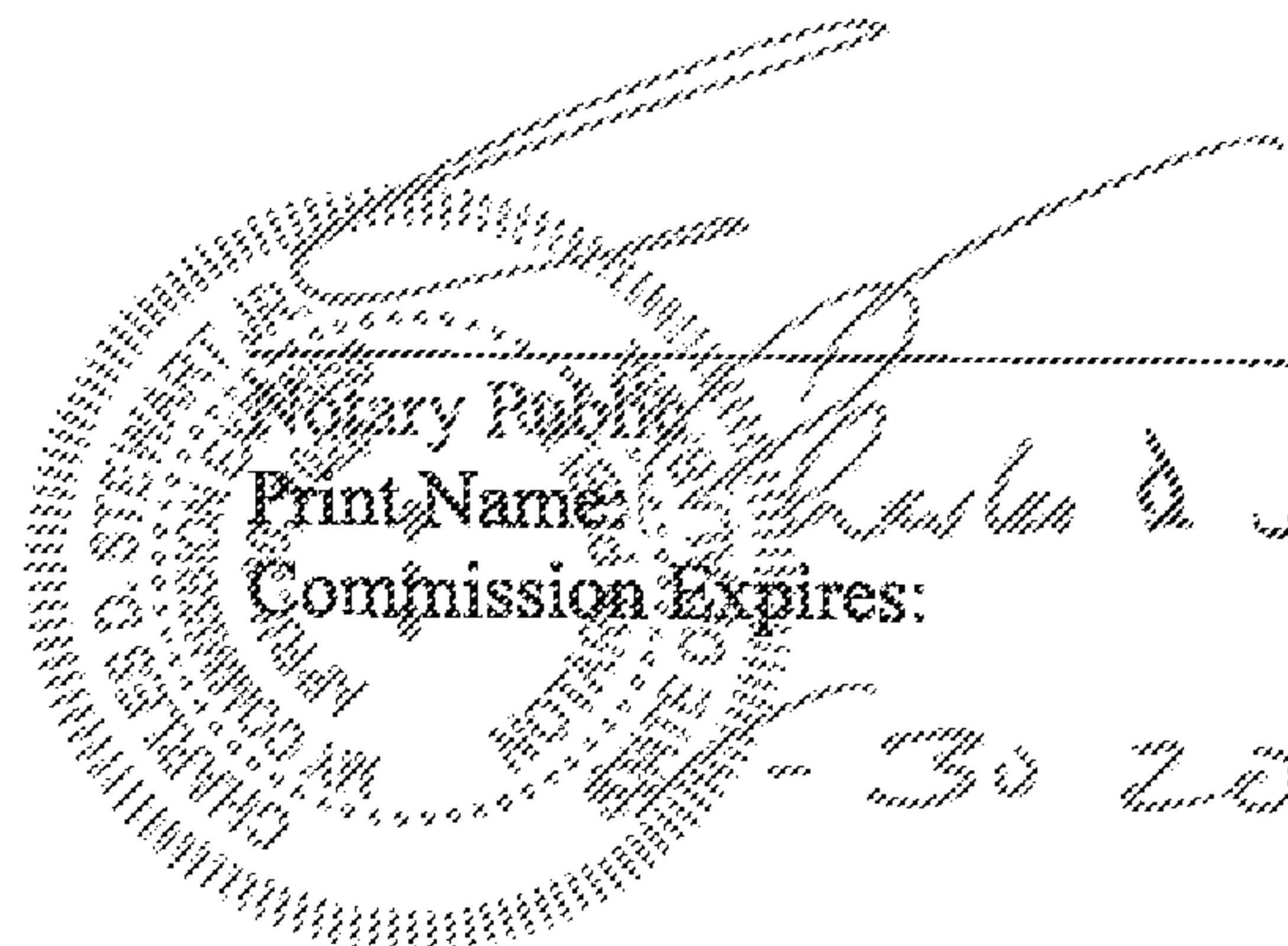

Notary Public
Print Name: Maxie L. Davis
Commission Expires: 30 20

EXHIBIT "A"

PARCEL 1

Part of the NW ¼ of the SE ¼ and a part of the SW ¼ of the NE ¼ of Section 28, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of the NW ¼ of the SE ¼ of Section 28, Township 19 South, Range 2 West; thence run North 02 degrees 04 minutes 34 seconds East along the east line of said ¼ - ¼ for a distance of 1247.34 feet to the point of beginning; thence continue along last described course for a distance of 75.0 feet to the SE corner of the SW ¼ of the NE ¼ of said Section 28; thence turn N 36 degrees 29 minutes 36 seconds West for a distance of 736.76 feet; thence run North 25 degrees 00 minutes 00 seconds West for a distance of 320.16 feet to the southeast right of way of Cahaba Valley Road; thence run South 66 degrees 00 minutes 20 seconds West along said right of way for a distance of 30.00 feet; thence run South 24 degrees 59 minutes 58 seconds East for a distance of 506.61 feet; thence run South 52 degrees 19 minutes 50 seconds West for a distance of 515.65 feet; thence run South 43 degrees 47 minutes 48 seconds East for a distance of 506.40 feet to the centerline of Bishop Creek; thence run North 66 degrees 13 minutes 47 seconds East for a distance of 482.71 feet along the centerline of said creek to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/07/2016 12:37:51 PM
\$1129.50 DEBBIE
20160907000324570

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the County Clerk.