

Send tax notice to:
RICHARD D. DAVENPORT, II
136 ENCLAVE AVE
CALERA, AL, 35040

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

2018267

20180601000193160
06/01/2018 01:46:43 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fourteen Thousand Eight Hundred and 00/100 Dollars (\$114,800.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JUANITA P DICKEN, A SINGLE INDIVIDUAL **whose mailing address** is: 3090 Healthy Way 323, Birmingham Al 35243 (hereinafter referred to as "Grantors") by RICHARD D. DAVENPORT, II **whose property address** is: 136 ENCLAVE AVE, CALERA, AL, 35040 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:

LOT 10, ACCORDING TO THE SURVEY OF THE ENCLAVE PHASE 1, AS RECORDED IN MAP BOOK 38, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

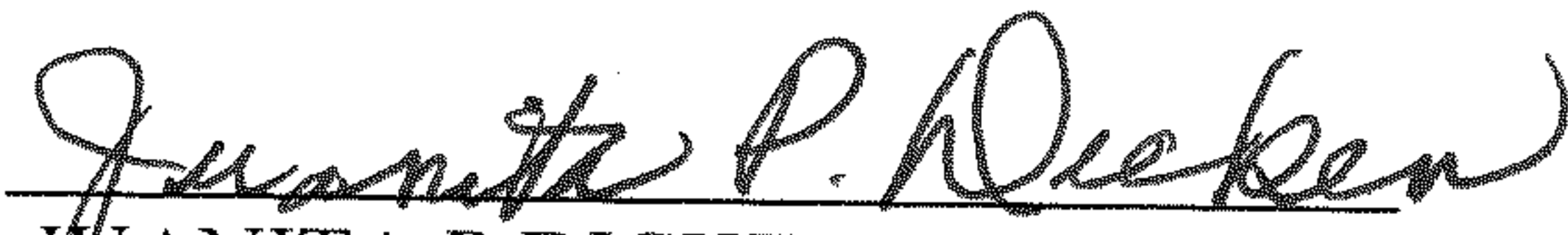
SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement. to BellSouth Telecommunications as recorded in Inst No. 20060815000396460, in Probate Office.
3. Declaration of Protective Covenants of The Enclave recorded in Inst. No. 20061129000577080 and amended in Inst. No. 20100303000062500, in Probate Office
4. Right of way to Alabama Power Company recorded in Inst. No. 20070517000230970, in Probate Office.
5. Easement and highway right of way recorded in Volume 197, Page 259, in Probate Office.
6. 20' building set back line from Enclave Avenue with 8-foot utility easement inside said set back line.
7. 20' drainage easement across the west side of said lot as shown on recorded map.
8. Title to mineral and mining rights and privileges belonging thereto.

\$91,840.00 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.

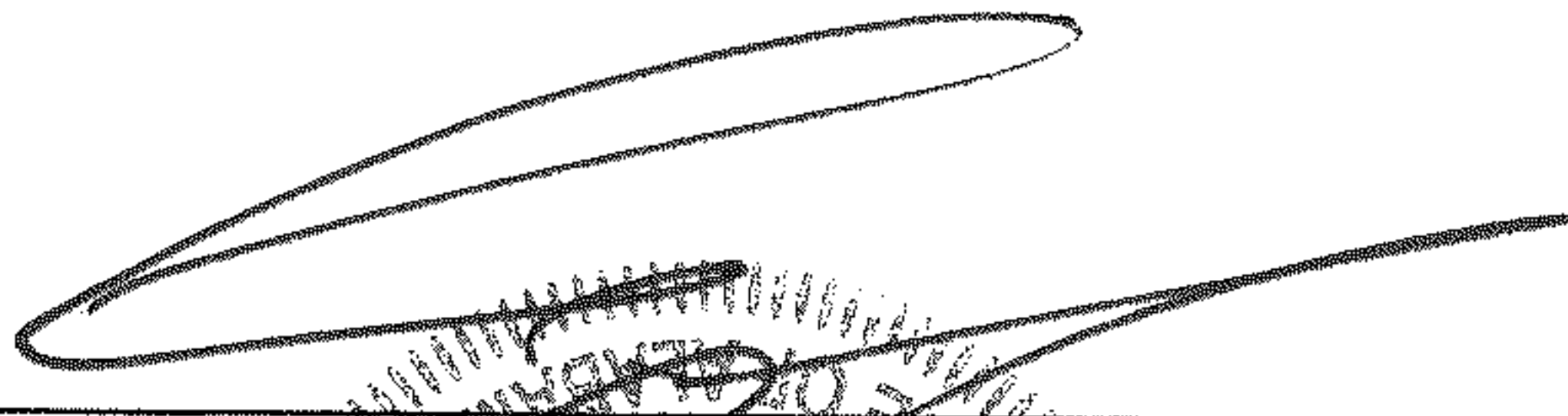
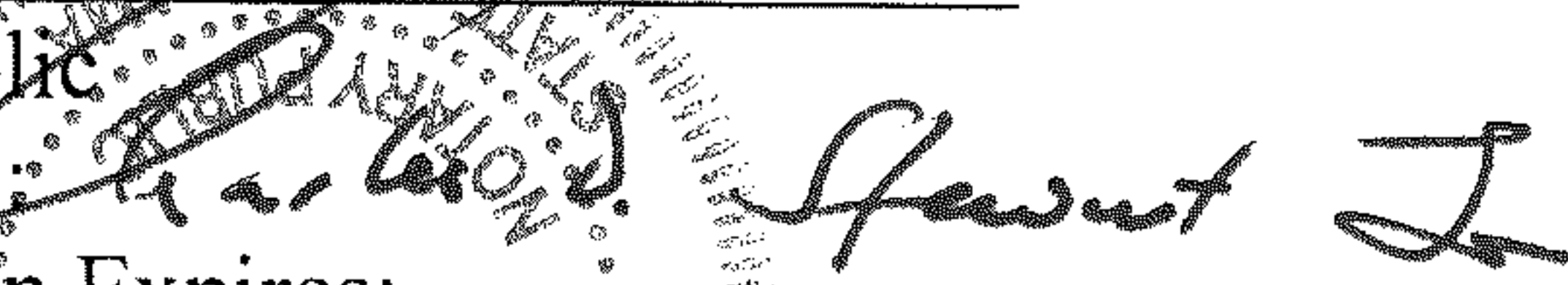
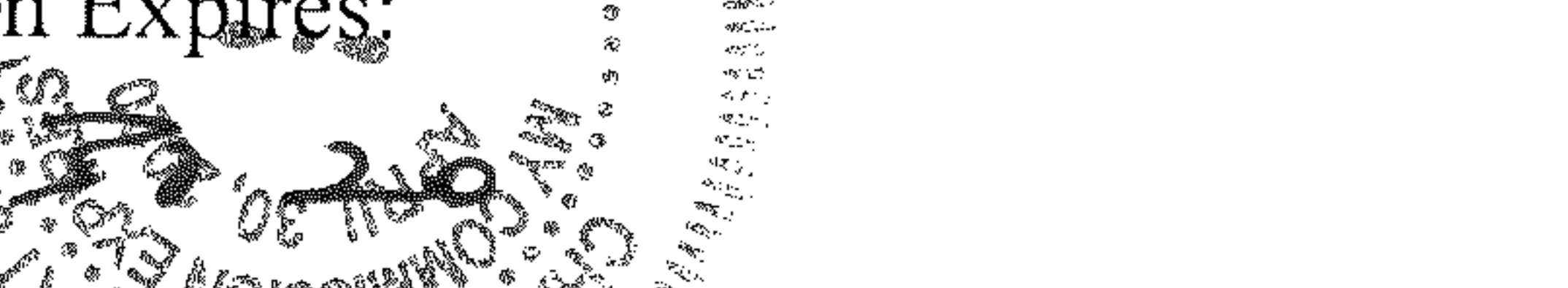
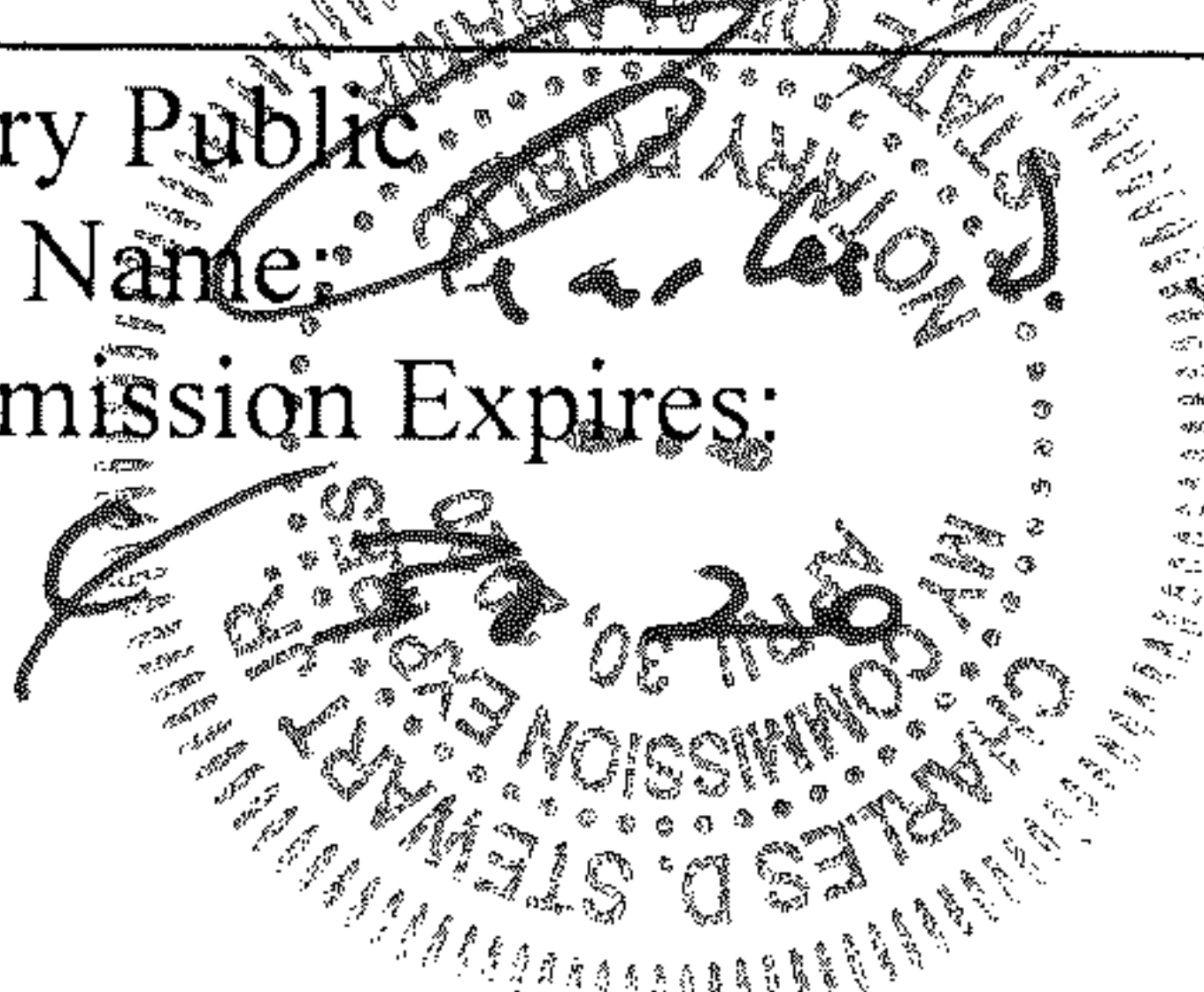
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of May, 2018.


JUANITA P DICKEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUANITA P DICKEN 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 29th day of May, 2018.


Notary Public
Print Name: 
Commission Expires: 




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 01:46:43 PM
\$41.00 CHERRY
20180601000193160

