

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Patricia D Lucas  
34 Lancaster Court  
Calera, AL 35040

20180628000231930  
06/28/2018 03:04:53 PM  
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$175,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Brenda T. Gibson Davidson and Kevin Davidson, a married couple (the "Grantor", whether one or more), whose mailing address is 22 Pamela Drive, Calera, AL 35040, do hereby grant, bargain, sell, and convey unto Patricia D Lucas (the "Grantee", whether one or more), whose mailing address is 34 Lancaster Court, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 34 Lancaster Court, Calera, AL 35040; to-wit:

Lot 11, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

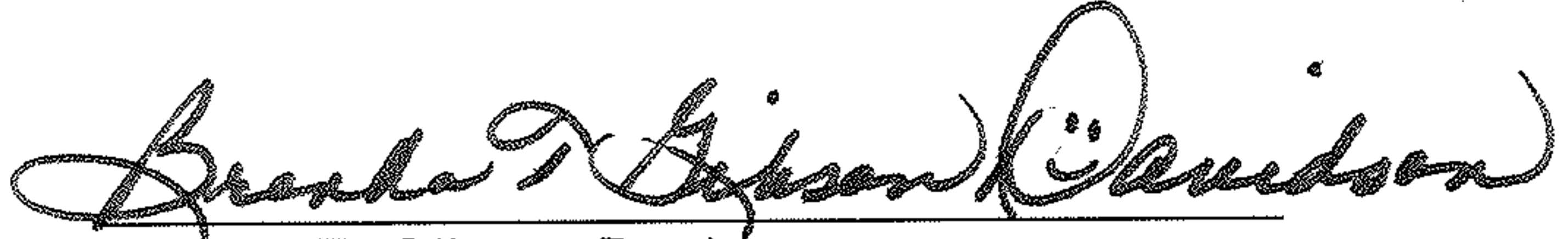
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
  - (2) restrictions, reservations, conditions, and easements of record, if any; and
  - (3) any minerals or mineral rights leased, granted, or retained by prior owners.


TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$166,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Brenda T. Gibson Davidson and Kevin Davidson, a married couple Brenda T. Gibson Davidson and Kevin Davidson, has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of June, 2018.

  
Brenda T. Gibson Davidson

  
Kevin Davidson

State of Alabama

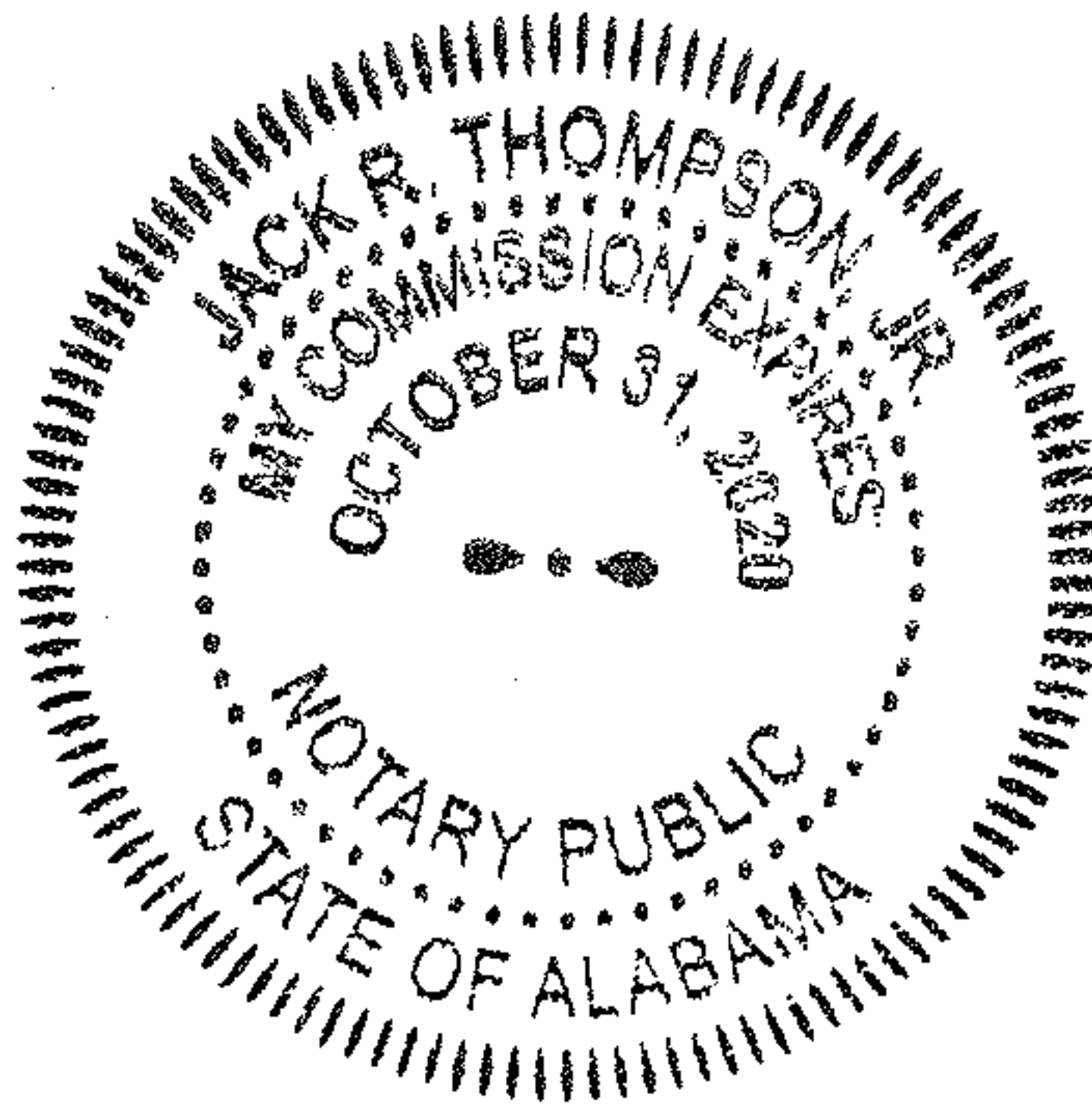
County of Shelby

I, The undersigned, a notary for said County and in said State, hereby certify that Brenda T. Gibson Davidson and Kevin Davidson, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 27th of June, 2018.

  
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/28/2018 03:04:53 PM  
\$27.00 CHERRY  
20180628000231930

