

20181001000350210

10/01/2018 03:32:59 PM

DEEDS 1/1

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Covenant Builders, Inc.
5855 Hwy 51
Wilsonville, AL 35186

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Ninety Five Thousand Dollars and No Cents (\$95,000.00)**, 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

Donna D. Rosenmayer, a married woman, and Thelma P. Davis, an unmarried woman, whose mailing address is:

95 Oakland Ave., Wilsonville, AL 35186

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

Covenant Builders, Inc., whose mailing address is: 5855 Hwy 51, Wilsonville, AL 35186

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **95 Oakland Ave., Wilsonville, AL 35186** to-wit:

Lot 5, according to Central Hills Subdivision of Wilsonville, Alabama, as shown by map recorded in Map Book 4, Page 44, in the Probate Office of Shelby County, Alabama.

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

Thelma P. Davis is one and the same as Thelma Imogene Davis.

Donna D. Rosenmayer and Thelma P. Davis are the surviving grantees in that certain deed dated 08/23/2004 and recorded in Official Records Instrument 20040823000471870 on 08/23/2004, in the Probate Records of Shelby County, Alabama. The other grantee Donald L. Davis, having reserved a life estate is deceased, having died on or about January 27, 2018.

The above described property doe not constitute the homestead of the Grantor, Donna D. Ronsenmayer, nor that of her spouse, neither is it contiguous thereto.

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, I (we) have hereunto set my/our hand(s) and seal(s) this the 24th day of September, 2018.

Donna Rosenmayer
Donna D. Rosenmayer

Thelma P. Davis by Donna Lee
Thelma P. Davis by Donna Lee Davis Rosenmayer,
her Attorney in Fact
Davis Rosenmayer, AIF

State of Alabama
County of Shelby

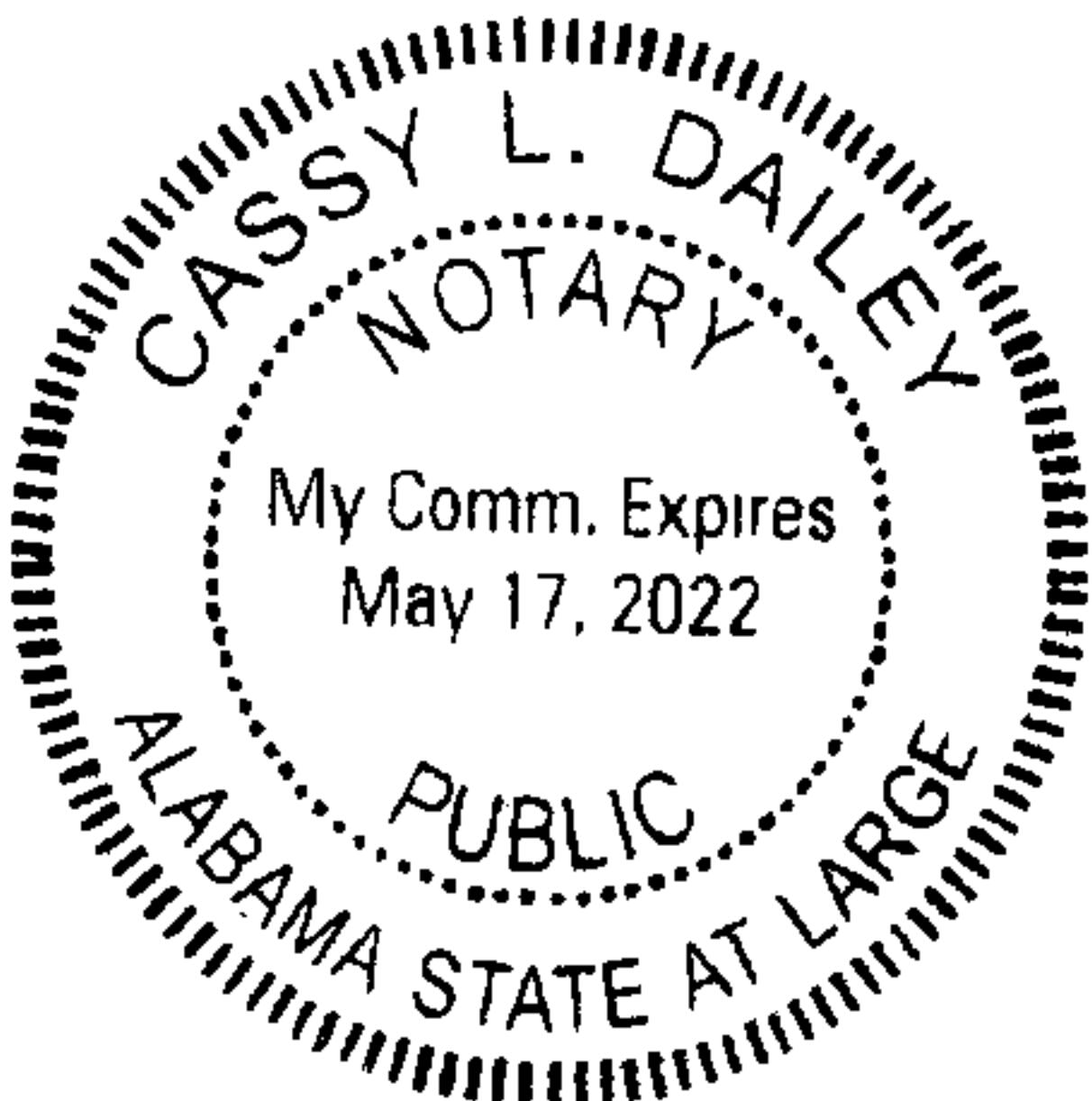
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Donna D. Rosenmayer and Donna Lee Davis Rosenmayer as Attorney in Fact for Thelma P. Davis, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day 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 24th day of September, 2018.

Cassy L. Dailey
Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 5/17/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2018 03:32:59 PM
\$110.00 CHARITY
20181001000350210



Allen S. Bayl