

Send tax notice to:
PIERRE A TISBE
228 STONECREEK PLACE
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

2018557T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MICHELE K. DAVIS F/K/A MICHELE I. KAMPPINEN and DERRICK L. DAVIS, WIFE AND HUSBAND** whose mailing address is: P.O. BOX 15, COLUMBIANA, AL 35051 (hereinafter referred to as "Grantors") by **PIERRE A. TISBE** whose property address is: **228 STONECREEK PLACE, 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 32, according to the Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37 in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Stonecreek Homeowners' Association, Inc. recorded in Instrument #20031218000815670.
5. Covenants, Conditions and Restrictions recorded in Instrument #2003/81566; Instrument #2005/38554 and Instrument #20070807000369200.

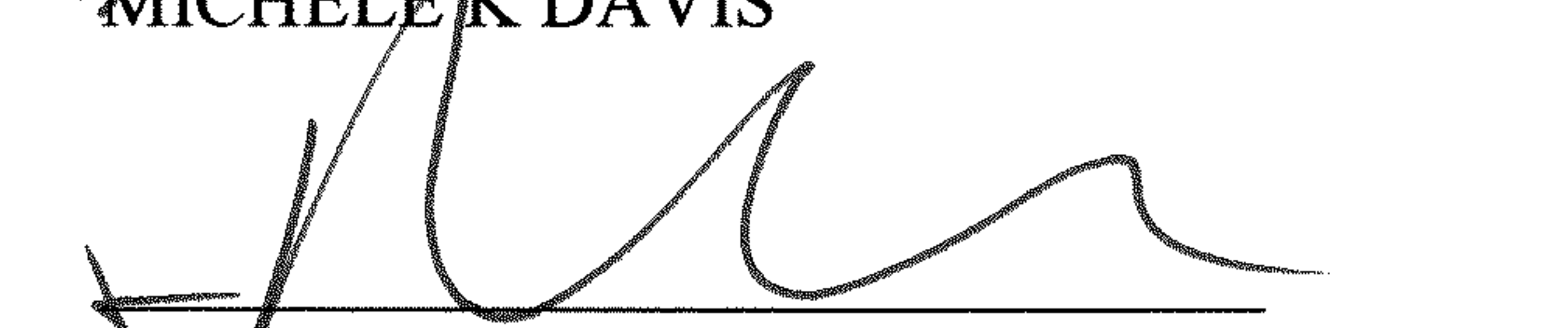
\$152,192.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Michele K. Davis and Michele I Kamppinen are one and the same person.

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.

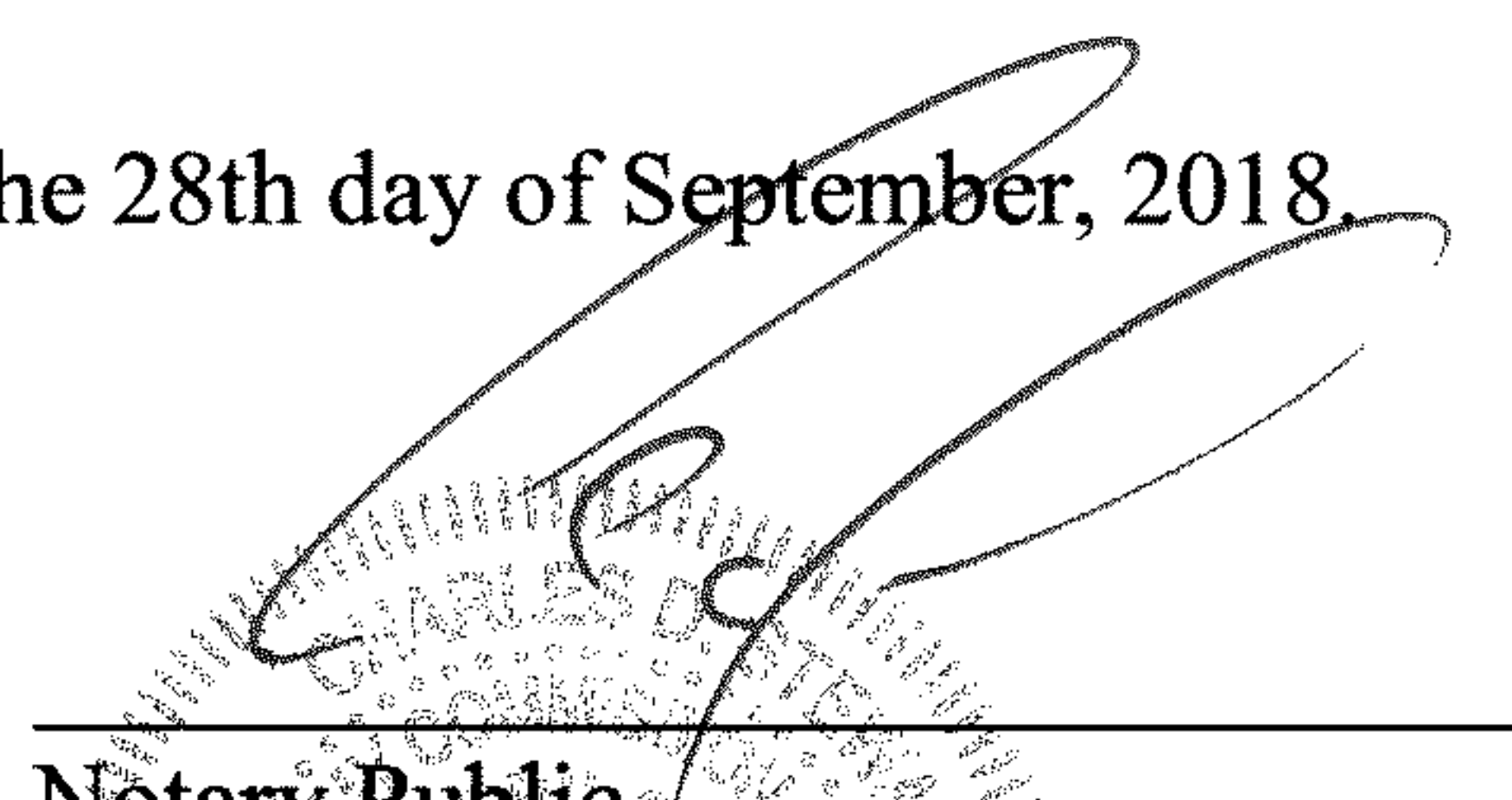
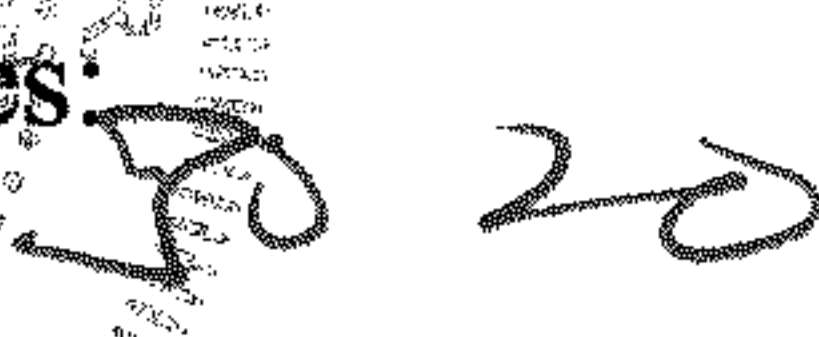
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of September, 2018.


MICHELE K DAVIS

DERRICK 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 MICHELE K DAVIS and DERRICK 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 28th day of September, 2018.


Notary Public
Print Name:
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2018 01:28:24 PM
\$21.00 CHERRY
20181002000351880

