

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:
Susan S. Davis
404 Rock View Trail
Maylene, AL 35114

20181113000400180
11/13/2018 10:29:41 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

) KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

)

That, in consideration of \$190,000.00, 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, August J. Thornton and Dana Rene Thornton, a married couple (the "Grantor", whether one or more), whose mailing address is P.O. Box 74, Pell City, AL 35125, do hereby grant, bargain, sell, and convey unto Susan S. Davis (the "Grantee", whether one or more), whose mailing address is 404 Rock View Trail, Maylene, AL 35114, the following-described real estate situated in Shelby County, Alabama, the address of which is 404 Rock View Trail, Maylene, AL 35114; to-wit:

Lot 20, according to the Survey of Stoney Meadows Subdivision Phase 1, as recorded in Map Book 36, Page 107, in the Probate Office of Shelby County, Alabama and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase I, as recorded in March 23, 2006, as Instrument #20060323000138000, in said Probate Office.

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: \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, August J. Thornton and Dana Rene Thornton, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 9th day of November, 2018.

August J. Thornton
August J. Thornton

Dana Rene Thornton
Dana Rene Thornton

State of Alabama

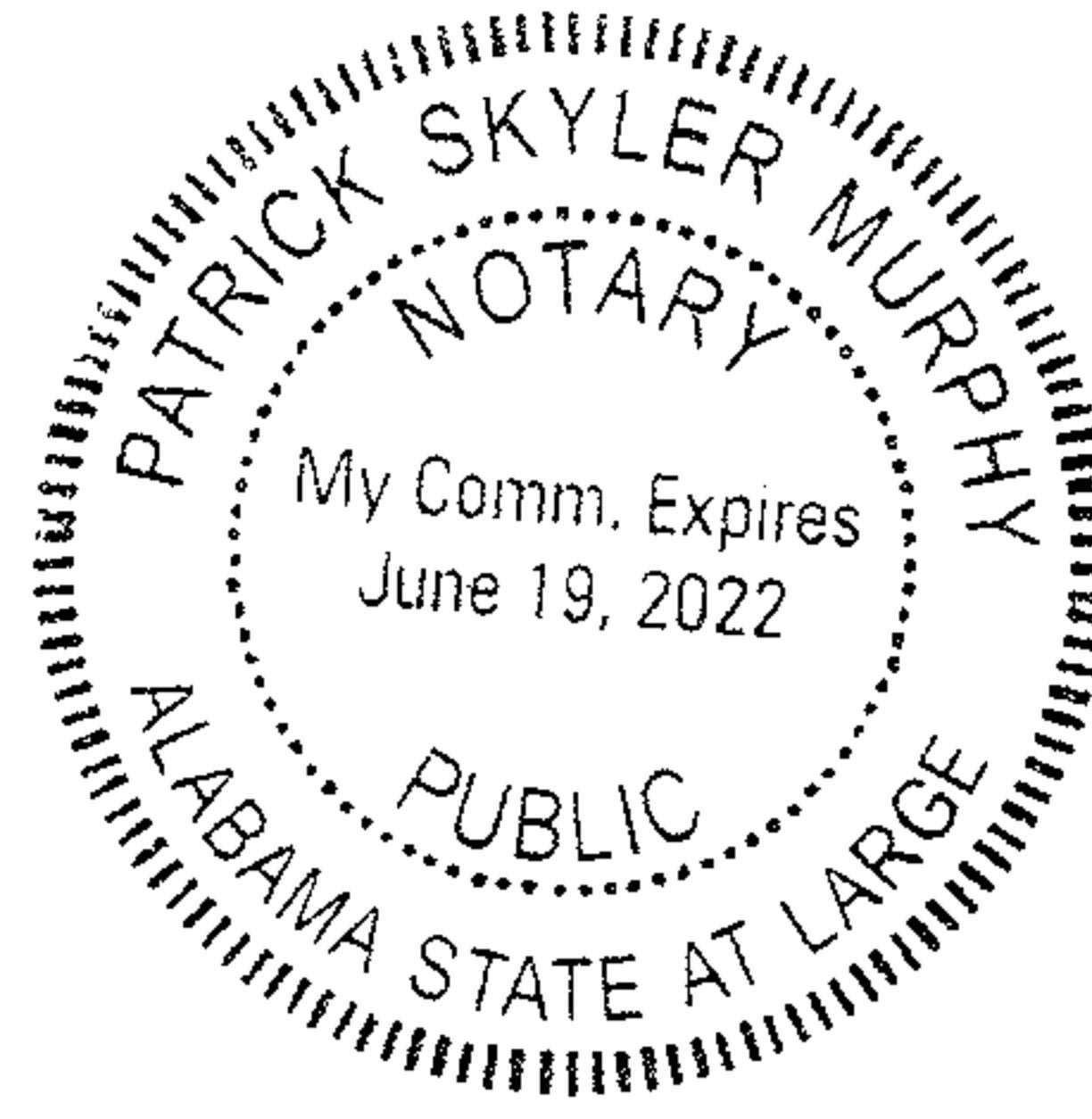
County of Shelby

I, The undersigned, a notary for said County and in said State, hereby certify that August J. Thornton and Dana Rene Thornton, 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 9th of November, 2018.

Patrick Skyler Murphy
Notary Public

Commission Expires: 6-19-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2018 10:29:41 AM
\$208.00 CHERRY
20181113000400180

Allie S. Boyd