

Send tax notice to:
LAUREN M DAVIS
1205 SEQUOIA CIRCLE
ALABASTER, AL, 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2019301

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Nine Thousand and 00/100 Dollars (\$189,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, Marilyn Davis Purdy and Amy Davis Pitts, Trustees of the Charlotte Cory Davis Irrevocable Trust dated March 21, 2019 **whose mailing address** is: 3416 Chippenham Circle, Birmingham, AL 35242(hereinafter referred to as Grantors) in hand paid by LAUREN M DAVIS **whose property address** is: 1205 Sequoia Circle, Alabaster, AL 35007 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Navajo Hills, Ninth Sector recorded in Map Book 10, Page 84 A & B, 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. Covenants, conditions, and restrictions as set forth in instrument recorded in Real 113, Page 906.
5. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 113, Page 540, and corrected in Real 181, Page 663.

\$183,330.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Charlotte Cory Davis Irrevocable Trust by Marilyn Davis Purdy and Amy Davis Pitts its Trustees, who are authorized to execute this conveyance, have hereunto set its signature and seal on this the 20th day of May, 2019.

CHARLOTTE CORY DAVIS IRREVOCABLE TRUST

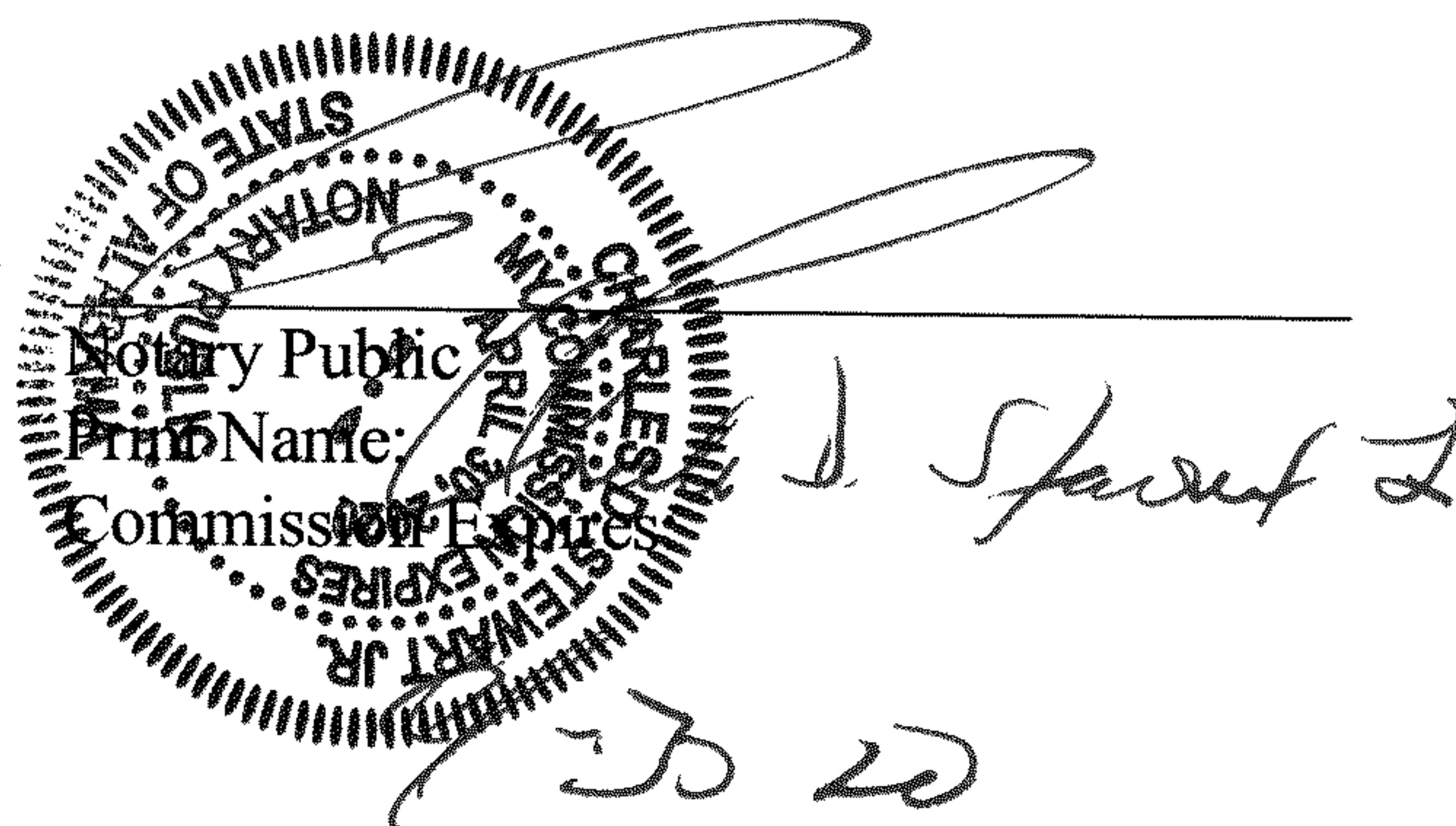
Marilyn Davis Purdy, Trustee
MARILYN DAVIS PURDY, TRUSTEE

Amy Davis Pitts, Trustee
AMY DAVIS PITTS, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marilyn Davis Purdy and Amy Davis Pitts, whose names as Trustees of The Charlotte Cory Davis Irrevocable Trust, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as said Trustees of The Charlotte Cory Davis Irrevocable Trust, and with full authority, executed the same voluntarily for and as the act of said *Trust*

Given under my hand and official seal this the 20th day of May, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2019 11:44:11 AM
\$25.00 CHARITY
20190522000175590

Allie S. Boyd