

20220822000328240  
08/22/2022 10:36:29 AM  
DEEDS 1/3

Send Tax Notice to:  
Dan Cox

4908 Cahaba Valley Tr.  
Birmingham, AL  
35242

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-22-2839

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Ottie Wrendon Davis, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

5600 Cahaba Valley Road, Birmingham, AL 35242

by **Dan Cox (herein referred to as "Grantee"),** whose mailing address is

4908 Cahaba Valley Trace, Birmingham, AL 35242  
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4908 Cahaba Valley Trace, Birmingham, AL 35242,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$232,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**Grantor Ottie Wrendon Davis is the surviving grantee of that certain deed recorded in Inst. 20151201000410850; the other grantee, Lucinda Davis having died on 12/18/21.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

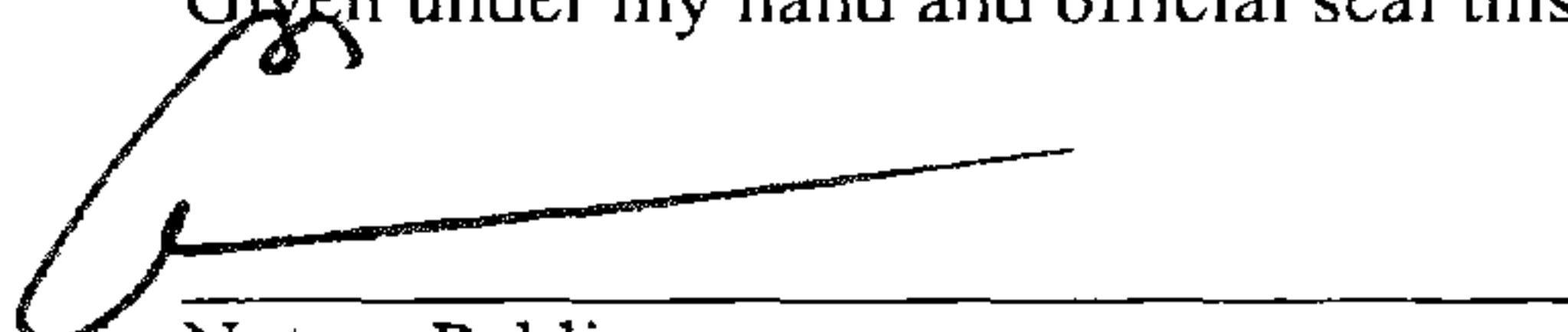
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of August, 2022.

  
Ottie Wrendon Davis

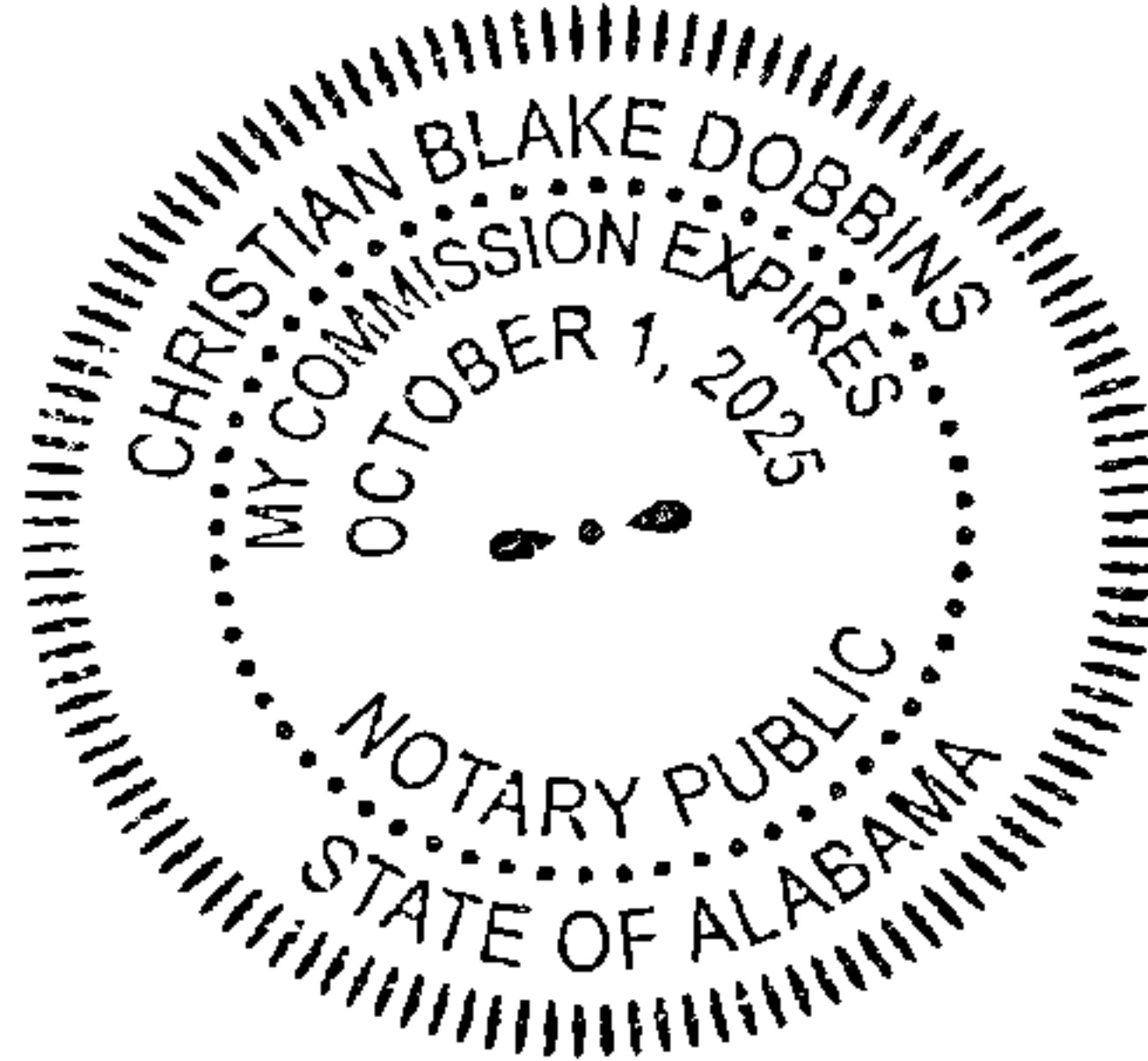
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ottie Wrendon Davis**, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of August, 2022.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1: \_\_\_\_\_

Lot 1, according to the Survey of Amended Map of Buck's Subdivision as recorded in Map Book 18, Page 81 in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/22/2022 10:36:29 AM**  
**\$86.00 BRITTANI**  
**20220822000328240**  
General Warranty Deed - Individual (AL)

*Allen S. Bayl*