

SP 255,000.00
Mort 275,000.00
LIC -0-

56-164091

STATE OF ALABAMA
COUNTY OF BALDWIN

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 2/18/2014 11:46 AM
DEED TAX \$ 0.50
TOTAL \$ 12.50
2 Pages

1442152



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that James P. Davis, Jr., joined in by his wife, Dorothy Davis, the grantors, for and in consideration of the sum of \$255,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantors by Tony Thevis, the grantee, do hereby GRANT, BARGAIN, SELL and CONVEY unto said grantee, his heirs and assigns, subject to the provisions hereinafter contained, all of that certain real property located in the County of Baldwin, State of Alabama, which is described as follows:

Mortgage Recorded Simultaneously

Start at the Southeast corner of Block or Square 9 in the Village of Montrose, Alabama, according to the official map of said village recorded in Deed Book "E", at page 388 of the records in the Office of the Probate Judge of said County, which point is the Northwest corner of the intersection of Gabel Street and Second Street (said Second Street sometimes called "Academy Street"); run thence North 14 degrees West along the Western margin of Second Street, a distance of 281 feet, for a point of beginning; thence run South 76 degrees West parallel to Gabel Street 150 feet; thence run North 14 degrees West 100 feet; thence run North 76 degrees East parallel to Gabel Street, 150 feet to Second Street; thence run South 14 degrees East along Second Street, 100 feet to the point of beginning.

EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or leased to others by instruments of record in the Office of the Judge of Probate of Baldwin County, Alabama; and

It is the express intent of the grantors herein to convey ownership of all oil, gas and other mineral interests in, on and/or under said property and all rights in connection therewith which have not been previously granted to or reserved by others.

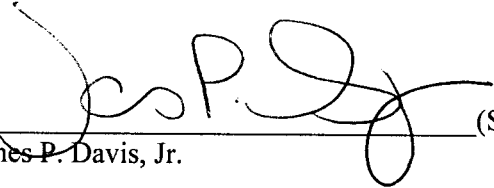
The street address of the aforesaid real property is 24171 2nd Street, Montrose, Alabama 36559.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee, his heirs and assigns, in fee simple, forever.


This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate Court of Baldwin County, Alabama.

And, except as to the above and the taxes hereafter falling due, the grantor herein, James P. Davis, Jr., for himself and for his heirs and assigns does hereby covenant with said grantee, his heirs and assigns, that he is seized of an indefeasible estate in fee simple in and to said property, that he has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that he has the right to the possession, quiet use and enjoyment of said property and that he does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee, his heirs and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals on this
the 7 day of Feb, 2014.



James P. Davis, Jr. (SEAL)

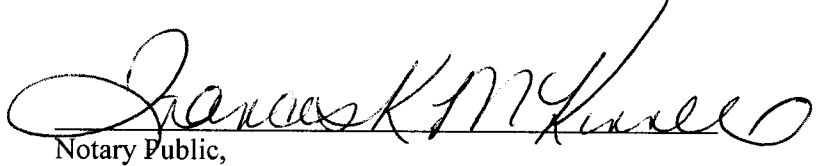


Dorothy Davis (SEAL)

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned notary public, in and for said State and County, hereby certify that James P. Davis, Jr. and Dorothy Davis, whose names 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 7 day of Feb, 2014.



Notary Public,



FRANCES K. MCKINNELL
Notary Public
Alabama State At Large
My Commission Expires 11-02-2014

Mailing address of grantors,
James P. Davis, Jr. and Dorothy Davis:

P.O. BOX 427
Montrose, AL 36559

Mailing address of grantee,
Tony Thevis:

4261 Rickenbacker Way
Atlanta, GA 30342

This instrument prepared by:

Chase R. Laurendine
Attorney at Law
5909 Airport Blvd.
P. O. Box 850817
Mobile, Alabama 36685

SLT 164091