

THIS INSTRUMENT WAS PREPARED BY:

HELEN SHORES LEE  
P. O. BOX 10622  
BIRMINGHAM, AL 35202-0622

SEND TAX NOTICE TO:

Regency Developement  
2090 Columbiana - Suite 4000  
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Eight Thousand No Hundreds Twenty Dollars and 00/100 (\$68,020.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Willie James McElderry, Executor of the Estate of Olivia Clara Davis, Probate Case #10295** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Regency Development Inc** (hereinafter referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 3 inch capped iron found locally accepted to be Northeast corner of said 1/4 1/4 Section, thence run West along the North line of said 1/4 1/4 Section for a distance of 547.05 feet to an iron pin set at the point of beginning; thence turn an angle to the left of 81 deg. 42 min. 11 Sec. and run in a Southwesterly direction for a distance of 346.51 feet to an iron pin found; thence turn an angle to the right of 81 deg. 36 min. 11 Sec. and run in a Westerly direction for a distance of 528.80 feet to an iron pin found; thence turn an angle to the right of 98 deg. 23 min. 49 Sec. and run in a Northeasterly direction for a distance of 20.23 feet to an iron pin set; thence turn an angle to the right of 81 deg. 42 min. 11 Sec. and run in an Easterly direction for a distance of 108.15 feet to an iron pin found; thence turn an angle to the left of 92 deg. 03 min. 02 Sec. and run in a Northerly direction for a distance of 324.00 feet to an iron pin found on the North line of said 1/4 1/4 Section; thence run an angle to the right of 92 deg. 03 min. 02 Sec. and run in an Easterly direction along the north line of said 1/4 1/4 Section for a distance of 479.33 feet to the point of beginning; being situated in Shelby County, Alabama.

The above described property is not the homestead of the grantor.

Subject to ad valorem taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their 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 16 day of MAY, 1995.

*Willie James McElderry*  
WILLIE JAMES MCELDERRY EXECUTOR OF  
THE ESTATE OF OLIVIA CLORA DAVIS

05/16/1995-12888  
04:20 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.00

Inst # 1995-12888

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, certify that **Willie James McElderry, Executor of the Estate of Olivia Clora Davis**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of May,  
1995.

*Catherine Law Massey*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/21/98

Inst # 1995-12888

05/16/1995-12888  
04:20 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.00