

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
JOHNNY W. DAVIS
5300 WOODFORD DRIVE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIFTY FIVE THOUSAND AND NO/100 Dollars (\$55,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, MARK W. SHIFLETT, a married man, and NELDA T. SHIFLETT, a widow (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHNNY W. DAVIS (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lots 11 and 12, according to the Map of Skyland in NE 1/4 of Section 8, Township 19 South, Range 1 West, as recorded in Deed Book 257, Page 871 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1997, which are a lien but not yet due and payable until October 1, 1997.
2. Building setback lines and Public easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 176, Page 147 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 149, Page 380 and Deed 149, Page 381 in Probate Office.

The hereinabove described property does not constitute a part of the homesteads of the hereinabove named grantors.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23RD day of OCTOBER, 1996.

Mark W. Shiflett (L.S.)
MARK W. SHIFLETT

Nelda T. Shiflett (L.S.)
NELDA T. SHIFLETT

10/28/1996-35658
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC9 66.00

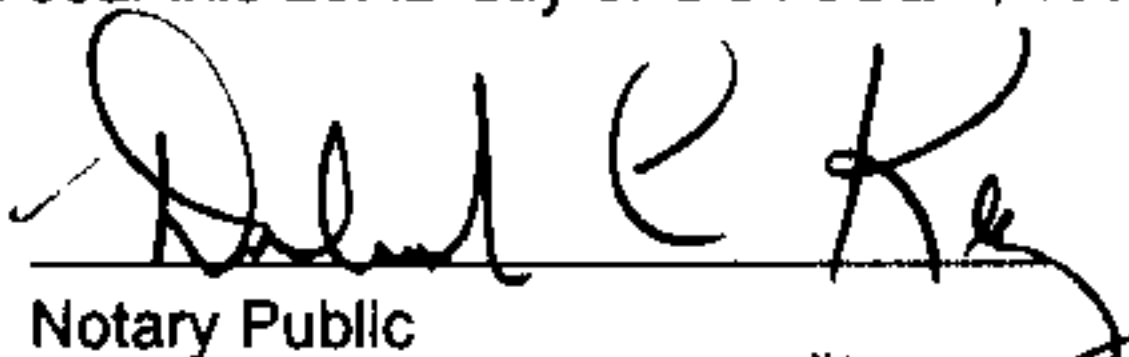
Inst # 1996-35658

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK W. SHIFLETT, a married man, and NELDA T. SHIFLETT, a widow, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23RD day of OCTOBER, 1996.


Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: SEPT. 29, 1997.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Inst # 1996-35658

10/28/1996-35658
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCO 66.00