

This Instrument Was Prepared By:
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Attorneys-at-Law
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Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED FIFTY THREE THOUSAND SIX HUNDRED FORTY FIVE DOLLARS AND 00 CENTS (US\$153,645.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Micheal S. Allen, a single man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Davis & Allen Properties, LLC, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Part of the SE 1/4 of the SE 1/4 of Section 19, and part of the SW 1/4 of the SW 1/4 of Section 20, Township 22 South, Range 3 West, described as follows: Begin at the SW corner of Section 20 and run South 88 degrees 16 minutes East along the South boundary of said Section 320.10 feet; thence North 0 degrees 13 minutes West for 32.00 feet to the North boundary of the County road; thence continue along this line for 1274.80 feet; thence North 88 degrees 04 minutes West for 378.18 feet; thence South 0 degrees 13 minutes East for 208.56 feet; thence North 88 degrees 04 minutes West for 208.56 feet; thence South 0 degrees 13 minutes East for 909.48 feet; thence South 20 degrees 04 minutes West for 174.10 feet to the North boundary of the County road; thence continue along this line for 28.07 feet to the South boundary of Section 19; thence along this boundary South 88 degrees 32 minutes East for 336.60 feet to the point of beginning. Excepting the right of way of County highway. Situated in Shelby County, Alabama.

Note: \$155,000.00 of the above purchase price is in the form of a Mortgage in favor of Central State Bank executed and recorded simultaneously herewith.

Note: This is not homestead property as to the Grantor as defined in the Code of Alabama § 6-10-3.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs and assigns forever. And said GRANTOR does for himself, his heirs and assigns, covenants with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns 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, I has hereunto set my hand and seal on this the 23rd day of October, 1996.



Micheal S. Allen

STATE OF ALABAMA
COUNTY OF JEFFERSON

11/01/1996-36379
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.00

I, the undersigned, a notary public in and for said county in said state, hereby certify that Micheal S. Allen, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of October, 1996.


Notary Public

My Commission Expires: 4/23/00

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