

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) PHILLIP TODD DAVIS

(Address) 1151 Highland St.
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$76,500.00)

That in consideration of SEVENTY-SIX THOUSAND, FIVE HUNDRED and 00/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
PHILLIP WAYNE DAVIS d/b/a WAYNE DAVIS CONSTRUCTION COMPANY,
a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

PHILLIP TODD DAVIS

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 6 in Block "J" according to the Survey of Lyman's Addition to the Town of Montevallo, as recorded in
Map Book 3, Page 27 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not due and payable until
October 1, 1998.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact
that ad valorem taxes for subject property have been paid under a current use assessment.

Permits and rights of way of record.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN
DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY AND/OR
ITS RESPECTIVE SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR, IN
THE SUM OF \$65,000.00.**

**THE HEREINABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE
HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS
THERETO.**

08/21/1998-32427
07:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 20.00

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 grantee, 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 14th
day of AUGUST, 19 98

WAYNE DAVIS CONSTRUCTION COMPANY

(Seal)

Phillip Wayne Davis

(Seal)

By: PHILLIP WAYNE DAVIS

(Seal)

Its: Owner

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County,
in said State, hereby certify that PHILLIP WAYNE DAVIS d/b/a WAYNE DAVIS CONSTRUCTION COMPANY

whose name(s) 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 14th day of AUGUST, 19 98

9/13/2001
My Commission Expires:

Notary Public

Inst # 1998-32427