

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Gary Michael Davis
25470 Hwy 25
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seven Hundred Fifty Thousand dollars and Zero cents (\$750,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jacquelyn H. Cates, an unmarried widow, both individually, and as Personal Representative of the Estate of John L. Cates, deceased, Probate Docket 38-036, in the Probate Office of Shelby County, Alabama, (herein referred to as grantors) do grant, bargain, sell and convey unto Gary Michael Davis and Gail Elaine Davis (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$489,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of February, 2012.

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Shelby Cnty Judge of Probate, AL
02/16/2012 09:38:07 AM FILED/CERT

(Seal)

The Estate of John L. Cates, deceased, Probate
Docket 38-036, in the Probate Office of Shelby
County, Alabama,

(Seal)

Jacquelyn H. Cates
Jacquelyn H. Cates, individually

(Seal)

By Jacquelyn H. Cates
By: Jacquelyn H. Cates
Its Personal Representative

(Seal)

(Seal)

(Seal)

Shelby County, AL 02/16/2012
State of Alabama
Deed Tax: \$260.50

(Seal)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Jacquelyn H. Cates whose name both individually, and as Personal Representative of the Estate of John L. Cates, deceased, Probate Docket 38-036, in the Probate Office of Shelby County, Alabama, 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, she, both individually and in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2012.

My commission expires: 10/16/2012

Mike T. Atchison, Notary Public
MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

Three Parcels of land situated in Section 7, Township 21 South, Range 1 East; Section 13, Township 21 South, Range 1 West; and Section 18, Township 21 South, Range 1 East, all in Shelby County, Alabama, and being more particularly described as follows:

PARCEL 1

Commence at an angle iron at the NE Corner of the NE 1/4 of the SE 1/4 of above said Section 7; thence N88°57'08"W, a distance of 1011.05'; thence N86°52'15"W, a distance of 157.33' to the POINT OF BEGINNING, said point being the approximate centerline of Dollar Branch Creek, (all further calls will be along said branch until otherwise specified); thence N77°52'43"W, a distance of 32.63'; thence S49°57'49"W, a distance of 123.32'; thence S76°45'06"W, a distance of 25.72'; thence N70°24'41"W, a distance of 111.18'; thence N40°04'07"W, a distance of 92.74'; thence N46°29'09"W, a distance of 116.44'; thence N49°49'30"W, a distance of 792.63' to a point on the Southeasterly R.O.W. line of Alabama Highway 25, said point being the beginning of a non-tangent curve to the left, having a radius of 2817.00, a central angle of 24°47'10", and subtended by a chord which bears S33°05'21"W, and a chord distance of 1209.15'; thence along the arc of said curve and said R.O.W. line and leaving said Dollar Branch, a distance of 1218.63' to the approximate centerline of Coker Branch Creek, (all further calls will be along branch until otherwise specified); thence S83°30'31"E and leaving said R.O.W. line, a distance of 24.48'; thence S52°20'16"E, a distance of 113.09'; thence S34°49'56"E, a distance of 139.69'; thence S22°04'01"E, a distance of 20.68'; thence S40°58'38"E, a distance of 35.34'; thence S50°30'54"E, a distance of 15.82'; thence S61°23'33"E, a distance of 35.96'; thence S67°57'53"E, a distance of 81.05'; thence S49°59'37"E, a distance of 23.18'; thence S84°36'41"E, a distance of 43.05'; thence S80°56'59"E, a distance of 119.33'; thence N41°26'23"E, a distance of 45.35'; thence N75°43'46"E, a distance of 110.82'; thence N70°49'36"E, a distance of 71.38'; thence N75°29'13"E, a distance of 96.98'; thence S50°04'28"E, a distance of 9.45' to the Northwesterly R.O.W. line of Norfolk Southern Railroad; thence N53°39'51"E along said R.O.W. line and leaving said Coker Branch, a distance of 1040.36' to the POINT OF BEGINNING.

PARCEL 2

BEGIN at an angle iron at the NE Corner of the NE 1/4 of the SE 1/4 of above said Section 7, said point being the POINT OF BEGINNING; thence N88°57'08"W, a distance of 1011.05' to the Southeasterly R.O.W. line of Norfolk Southern Railroad; thence S53°39'51"W and along said R.O.W. line, a distance of 1862.89' to the beginning of a curve to the left, having a radius of 2695.00, a central angle of 15°30'07", and subtended by a chord which bears S45°54'47"W, and a chord distance of 726.94'; thence along the arc of said curve and said R.O.W. line, a distance of 729.16' to a point on the Easterly R.O.W. line of Alabama Highway 25; thence S03°28'40"W, leaving said Railroad R.O.W. and along said Highway R.O.W. line, a distance of 1006.84' to the beginning of a curve to the right, having a radius of 1483.00, a central angle of 25°38'58", and subtended by a chord which bears S16°18'08"W, and a chord distance of 658.36'; thence along the arc of said curve and said R.O.W. line, a distance of 663.89'; thence S89°03'02"E and leaving said Highway R.O.W. line, a distance of 613.10'; thence N00°59'18"E, a distance of 596.50'; thence S89°03'02"E, a distance of 1316.53' to a pine knot in a rock pile at the SE Corner of the SW 1/4 of the SE 1/4 of above said Section 7; thence N01°17'56"E, a distance of 1353.01'; thence N44°57'54"E, a distance of 1852.69' to the POINT OF BEGINNING.

PARCEL 3

Commence at a 1.5" Bar at the NW Corner of above said Section 18; thence S00°11'38"W, a distance of 2276.70' to the POINT OF BEGINNING, said point lying on the Southeasterly R.O.W. line of Norfolk Southern Railroad; thence S00°11'38"W and along said R.O.W. line, a distance of 88.73'; thence S34°29'38"W and along said R.O.W. line, a distance of 332.01'; thence S88°50'12"W and along said R.O.W. line, a distance of 61.54'; thence S34°29'38"W and along said R.O.W. line, a distance of 181.80' to the beginning of a curve to the right, having a radius of 2815.00, a central angle of 14°26'45", and subtended by a chord which bears S41°43'01"W, and a chord distance of 707.87'; thence along the arc of said curve and said R.O.W. line, a distance of 709.75'; thence S48°56'24"W and along said R.O.W. line, a distance of 657.33'; thence S00°11'38"W and along said R.O.W. line, a distance of 66.51'; thence S48°56'24"W and along said R.O.W. line, a distance of 253.73'; thence N88°50'12"E and leaving said R.O.W. line, a distance of 190.80'; thence S00°11'38"W, a distance of 752.11'; thence N88°50'12"E, a distance of 1203.56' to a point on the Northwesterly R.O.W. line of Alabama Highway 25; thence N29°00'01"E and along said R.O.W. line, a distance of 1651.26' to the beginning of a curve to the left, having a radius of 2467.00, a central angle of 08°33'58", and subtended by a chord which bears N24°43'02"E, and a chord distance of 368.49'; thence along the arc of said curve and said R.O.W. line, a



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distance of 368.83'; thence N20°26'03"E and along said R.O.W. line, a distance of 603.43' to the beginning of a curve to the right, having a radius of 5313.00, a central angle of 08°41'34", and subtended by a chord which bears N24°46'50"E, and a chord distance of 805.30'; thence along the arc of said curve and said R.O.W. line, a distance of 806.08'; thence N29°07'37"E and along said R.O.W. line, a distance of 1183.61' to the beginning of a curve to the left, having a radius of 1417.00, a central angle of 25°38'58", and subtended by a chord which bears N16°18'08"E, and a chord distance of 629.06'; thence along the arc of said curve and said R.O.W. line, a distance of 634.34'; thence N03°28'40"E and along said R.O.W. line, a distance of 906.78' to a point on the Southeasterly R.O.W. line of Norfolk Southern Railroad, said point also being the beginning of a non-tangent curve to the left, having a radius of 2695.00, a central angle of 01°07'11", and subtended by a chord bearing of S35°03'13"W, and a chord distance of 52.66'; thence leaving said Highway R.O.W. line and along said Railroad R.O.W. line, along the arc of said curve, a distance of 52.67'; thence S34°29'38"W and along said R.O.W. line, a distance of 3815.51' to the POINT OF BEGINNING.

