

SEND TAX NOTICE TO:

(Name) Alan C. Davis and Barbara C. Davis
2039 Wildflower Drive
 (Address) Birmingham, AL 35244

This instrument was prepared by

2/9

(Name) ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
 (Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and No/100 (\$60,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CHARLES D. BROOKS and wife, KAREN M. BROOKS

(herein referred to as grantors) do grant, bargain, sell and convey unto

ALAN C. DAVIS and BARBARA C. 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 for legal description of the property conveyed herein which is made a part hereof.

BOOK 088 PAGE 826

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, we have hereunto set OUR hand(s) and seal(s), this 22nd day of August, 19 86.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Charles D. Brooks (Seal)
CHARLES D. BROOKS
Karen M. Brooks (Seal)
KAREN M. BROOKS

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES D. BROOKS and wife, KAREN M. BROOKS 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of August, A.D. 19 86

Barnett & Single

Robert R. Sexton

EXHIBIT "A"

LEGAL DESCRIPTION

The Southwest 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, (a 2" capped pipe) and run in a Westerly direction along the South line of said 1/4-1/4 section a distance of 1293.50 feet to a point (a 2" capped pipe at the Southwest corner of said 1/4-1/4 section); thence turn an interior angle of 90 degrees 40 minutes 25 seconds and run to the right in a Northerly direction along the West line of said 1/4-1/4 section a distance of 1319.13 feet to a point (a 2" capped pipe at the Northwest corner of said 1/4-1/4 section); thence turn an interior angle of 44 degrees 06 minutes 27 seconds and run to the right in a Southeasterly direction along the diagonal of said 1/4-1/4 section a distance of 1858.33 feet, more or less, to the point of beginning of the herein described parcel; containing 19.58 acres, more or less.

SUBJECT TO:

1. Ad valorem taxes due in the current year.
2. Right of way in favor of Shelby County, Alabama as described by Condemnation proceedings recorded in the Probate Minutes Record 11, page 83 for project known as F214.
3. Right of way in favor of Plantation Pipe Line Company recorded in Volume 112, page 351, Book 112, page 345, and Book 253, page 389.
4. Right of way in favor of Shelby County, Alabama recorded in Book 104, page 458.
5. Right of way in favor of Alabama Power Company recorded in Book 139, page 418.
6. Agreement for water distribution as set forth by instrument recorded in Book 231, page 727 and Misc. Book 38, page 665.

The grantor reserves a non-exclusive easement for ingress and egress over that certain dirt road lying within the property conveyed herein to the properties owned by grantor in NW 1/4 of NW 1/4 of said section which is more particularly described on the survey of Paragon Engineering Co. dated 8/15/86 attached as Exhibit "B".

Grantees are granted the right to relocate said road provided such relocation does not violate any previous easements or grants, provided that the reservation retained by grantor shall extend to such relocated road, and provided that grantor shall approve the location of the relocated road. Such easement shall run with the land.

\$40,000.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

CP, B
JMB

ACD
BCD

BOOK 088 PAGE 827

EXHIBIT "B"

NW 1/4 - NW 1/4
SECTION 24
T19S - R1E

LAKE

1958 ACRES

2" CAPTED PIPE END
AT CORNER
1/4 NW 1/4
SECTION 24
T19S R1E

2" CAPTED PIPE END
AT CORNER
1/4 NW 1/4
SECTION 24
T19S R1E

STATE OF ALABAMA
SHELBY COUNTY

The Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, to 2" capped pipe and run in a westerly direction along the South line of said 1/4 section a distance of 1249.13 feet to a point to 2" capped pipe at the Southwest corner of said 1/4 section, thence turn an interior angle of 90°00'23" and run to the right in a Northerly direction along the West line of said 1/4 section a distance of 1419.13 feet to a point to 2" capped pipe at the Northwest corner of said 1/4 section, thence turn an interior angle of 44°06'27" and run to the right in a Southeasterly direction along the diagonal of said 1/4 section a distance of 1458.35 feet, more or less, to the point of beginning of the herein described parcel, containing 19.58 acres, more or less.

Along with the right to access and utilize the lake situated along said diagonal line and subject to the right of ingress and egress of parties along the existing dirt road.

According to a survey made by me this 15th day of August, 1986.

[Signature]
A. Frazier, County, A.P.E. & L.S. 1026

C.D. B
K.M.B

ACW
BCD

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 SEP -4 AM 8:44

[Signature]
JUDGE OF PROBATE

REVISIONS	DESCRIPTION
NO	DATE



P A RAGON
ENGINEERING, INC.
SUITE 230
3928 MONTCLAIR ROAD
BIRMINGHAM, ALABAMA 35215



A SURVEY OF A PART OF:
SECTION 24, T19S, R1E
SHELBY COUNTY
ALABAMA

DRAWN	GJA
DATE	AUG 15, 1986
SCALE	1" = 100'
P.B.	101
TAPE	47
QUAD	
PROJECT	
SHEET	

1. Deed Tax \$ 20.00
2. Mtg. Tax —
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 28.50

EXHIBIT
B