

SEND TAX NOTICE TO:

(Name) Alan C. Davis and Barbara C. Davis
 2039 Wildflower Drive
 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 GRANTEEES 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 GRANTEEES) 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.

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BOOK

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

} the undersigned

I, ROBERT R. SEXTON, 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 & Sinsale

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.

BOOK 688 PAGE 827
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.

CD, B
JMB

ACD
BCD

EXHIBIT "B"

N W $\frac{1}{4}$ - N W $\frac{1}{4}$

S E C T I O N 2 4

T 1 S - R 1 E

1/4 A

1958 ACRES

CASTED PIPE END
41 COALIE
1141114
ACTION 24
1958 E 1 E

POB
SCAMBLE-PIERCE
SC COALIE
1141114
1141114
1141114
1141114

P A R A G O N
ENGINEERING, INC.

SUITE 230
3928 MONTCLAIR ROAD
BIRMINGHAM, ALABAMA 35216



BOOK 088 PAGE 828
A SURVEY OF A PART OF
SECTION 24, T 19 S, R 1 E
SHELBY COUNTY

DRAWN GIA
DATE AUGUST 1986
SCALE 1:1280
F.D. 1612
TAPE 47
QUAD 100
THIN
SHRINK

STATE OF ALABAMA
SHELBY COUNTY
The southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, to 20' beyond a point and run in a southerly direction along the South line of said 20' section a distance of 124.15 feet to a point on 20' capped pipe at the Southeast corner of said 20' section, thence turn an interior angle of 45°00'23" and run to the right in a northerly direction along the West line of said 20' section a distance of 149.13 feet to a point on 20' capped pipe at the Northwest corner of said 20' section, thence turn an interior angle of 45°00'23" and run to the right in a northeasterly direction along the diagonal of said 20' section a distance of 105m.33 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 or passage along the existing dirt road.

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

A. Frazee, C.P.S.
A. Frazee, C.P.S., M.P.E. & EST. 1964

C.P.S.
KMB

ACW
BCP

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

1986 SEP -4 AM 8:44

Thomas P. Johnson, Jr.
JUDGE OF PROBATE

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

EXHIBIT
B