

This Instrument Was Prepared By:
 DANIEL M. SPITLER
 Attorney at Law
 108 Chandalar Drive
 Pelham, Alabama 35124

MAIL TAX NOTICE TO:
 Mr. James W. Davis

Route 1 Box 302
STERRETT, AL 35147

PARTNERSHIP FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FOUR THOUSAND AND NO/100 AND NO/100 DOLLARS (\$4,000.00) to the undersigned GRANTOR, MOUNTAIN OAKS DEVELOPMENT COMPANY, An Alabama Partnership composed only of Jerry Lucas and Charles R. Saunders, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES W. DAVIS and wife, IZENA B. DAVIS

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 West, described as follows: Commence at the NW corner of Section 15 and go South 01 deg. 02 min. 13 sec. West along the West boundary of said 1/4 1/4 Section for 908.11 feet to the Northerly boundary of Shelby County Highway 43; thence North 44 deg. 52 min. 34 sec. East along said Northerly boundary for 2929.37 feet to the point of beginning; thence continue along previous course for 171.68 feet; thence North 87 deg. 36 min. 46 sec. West for 318.99 feet; thence South 55 deg. 40 min. East for 239.26 feet to the point of beginning; being situated in Shelby County, Alabama.

This property is restricted: This property can not be used for any business purpose and no mobile home or trailer can be placed on said land. This restriction can be enforced by the Grantor, Grantor's heirs and assigns and the property owners of the adjacent subdivision known as Mountain Oaks Subdivision, recorded in Map Book 10 page 74, Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

(This legal description was taken from that survey of James A. Riggins dated February 13, 1987.)

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR, Mountain Oaks Development Company, An Alabama Partnership, composed only of Jerry Lucas and Charles R. Saunders, who are authorized to execute this conveyance, hereto set their signatures and seals, this 27th day of March, 1987.

MOUNTAIN OAKS DEVELOPMENT COMPANY,
 An Alabama Partnership composed only
 of Jerry Lucas and Charles R. Saunders

By: Jerry Lucas
 Jerry Lucas, Partner

By: Charles R. Saunders
Charles R. Saunders, Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

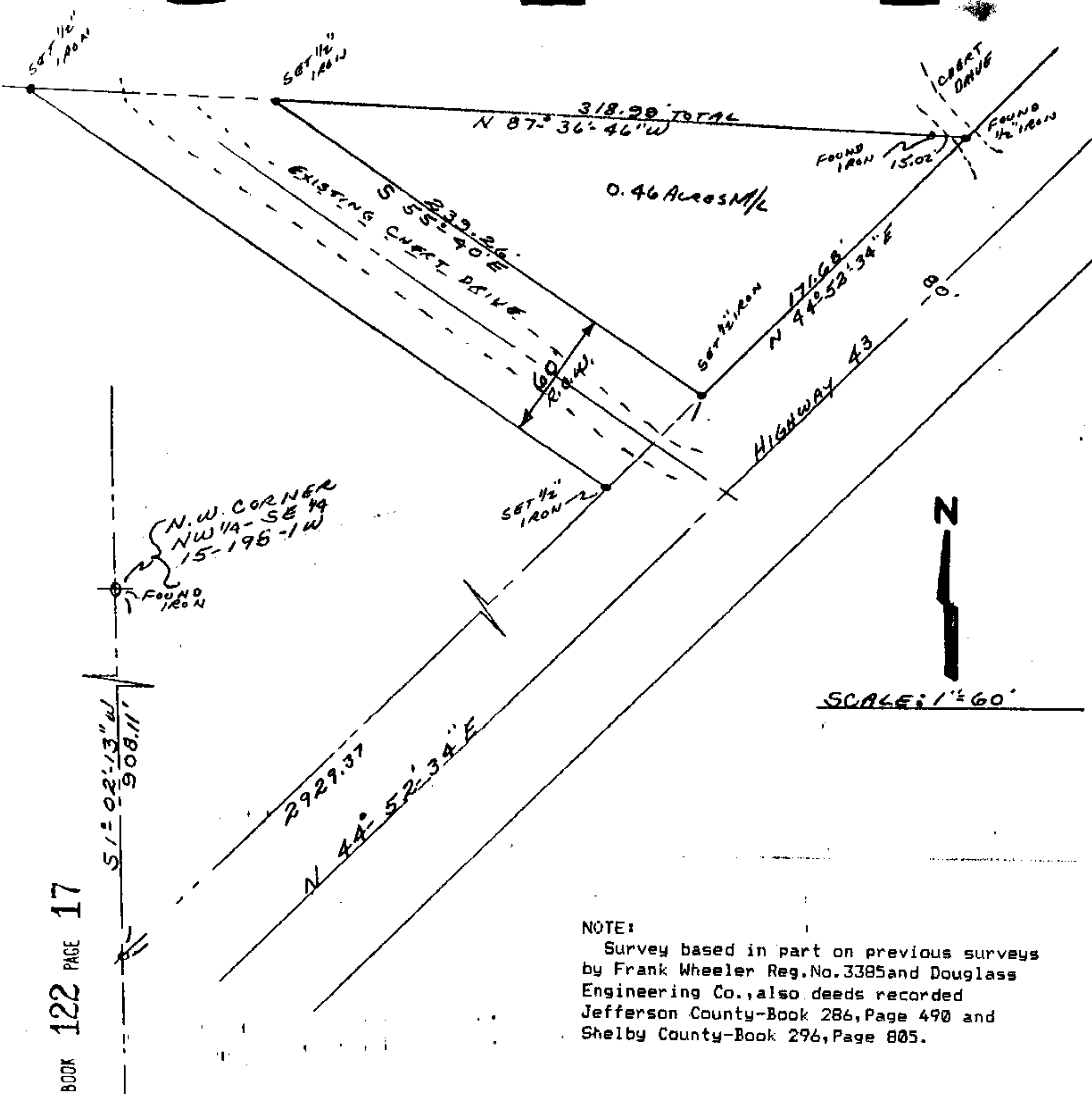
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mountain Oaks Development Company, an Alabama Partnership composed only of Jerry Lucas and Charles R. Saunders, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they, as such partners and with full authority, executed the same voluntarily for said Mountain Oaks Development Company, an Alabama Partnership.

Given under my hand and official seal, this the 27th day of March, 1987.

(SEAL)

Regina A. Pyle
Notary Public

BOOK 122 PAGE 16



STATE of ALABAMA:
COUNTY of SHELBY:

I, James A. Riggins, a registered Land Surveyor in the State of Alabama, hereby certify that the foregoing is a true and correct map of a parcel of land situated in the S.E. 1/4 of the N.E. 1/4 of Section 15, Township 19 South, Range 1 West, described as follows:
Commence at the N.W. Corner of Section 15 and go South 01 Degrees 02 Minutes 13 Seconds West along the West Boundary of said 1/4-1/4 section for 908.11 feet to the Northerly Boundary of Shelby County Highway No. 43; thence North 44 Degrees 52 Minutes 34 Seconds East along said Northerly Boundary for 2929.37 feet to the point of beginning; thence continue along previous course for 171.68 feet; thence North 87 Degrees 36 Minutes 46 Seconds West for 318.99 feet; thence South 55 Degrees 40 Minutes East for 239.26 feet to the point of beginning, containing 0.46 Acres more or less.

DATE: FEBRUARY 13, 1987

SIGNED:

James A. Riggins
James A. Riggins Reg. No. 9428

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

1987 MAR 30 AM 9:00

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

1. Land Tax	\$ 4.00
2. Mfg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	12.50

Davis