

## SEND TAX NOTICE TO:

(Name) Mrs. Dovie Louise D. Ingram  
 Post Office Box 452  
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-27 Rev. 1-48

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of TWENTY FIVE THOUSAND FIVE HUNDRED and NO/100-----(\$25,500.00)DOLLARS  
 in hand paid and execution and delivery of the following described purchase money mortgage,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 or we,

WILLARD B. CROSS and wife, LOIS C. CROSS,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
 DONALD L. DAVIS and DENNIS L. DAVIS, as Trustees under the Trust established by the  
 Last Will and Testament of J. Lee Davis,

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

See attached Exhibit "A" for legal description of real property conveyed by this  
 deed.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1988 and subsequent years, which became a lien on October 1, 1987,  
 but are not due and payable until October 1, 1988. Taxes for 1988 are exempt.

2. Line permits to Alabama Power Company as shown by instrument recorded in Deed  
 Book 143, at Page 367, Deed Book 147, at Page 395, and Deed Book 208, at Page 257, in  
 the Office of the Judge of Probate of Shelby County, Alabama.

3. Easements and rights-of-way for public road and any other easements and rights-  
 of-way evident by use.

\$12,000.00 of the consideration for this deed is secured by a purchase money mortgage  
 on the above described real property from Grantee herein to First Alabama Bank of Shelby  
 County of Shelby County, Alabama, which mortgage was executed and delivered simultaneously  
 herewith to secure a loan to Dovie Louise D. Ingram and W. J. Ingram, Jr., with loan  
 proceeds of \$12,000.00.

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 8000  
 I DO 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 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. There is no warranty or representation as to the condition or  
 quality or quantity of this real property or of any improvement thereon. *Ym*  
 IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this

day of May, 1988

*Willard B. Cross* (Seal)  
 Willard B. Cross

*Lois C. Cross* (Seal)  
 Lois C. Cross

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Willard B. Cross and wife, Lois C. Cross,  
 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

day of

May

A. D. 1988

*Return to Wade H. Morton*

*Wade H. Morton*

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

A part of the NE 1/4 of NW 1/4 of Section 36, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NW corner of the NW 1/4 of NW 1/4 of Section 36, Township 21, Range 1 West, and run North 87 deg. East for a distance of 32 feet to a point 10 feet East of middle of L & N Railroad Company's track; thence run South 23 deg. East along said Railroad track for a distance of 566 feet to the SW corner of the Walter E. Morrow lands, described in deed from Maggie H. Weaver and husband, T. J. Weaver to Walter E. Morrow, dated 17th March 1903 and recorded in Deed Book 27, Page 276; run thence North 90 deg. East along the South line of the said Walter E. Morrow lands for a distance of 1550 feet, more or less, to the SE corner of said Morrow lands; which point is on the North side of the public road known as the Nath Mooney Road; said last named point being the point of beginning of lot hereinafter described; from said point of beginning run thence North 3 deg. West along East line of Walter Morrow lands a distance of 385 feet, more or less, to the South line of Warren lands; thence run West and parallel with the South line of Walter Morrow lands and along the South line of Warren lands a distance of 200 feet to a point; thence run South 3 deg. East a distance of 385 feet to the South line of Morrow lands; thence run East along South line of Morrow lands a distance of 200 feet to point of beginning.  
Situatued in Shelby County, Alabama.

SIGN FOR IDENTIFICATION:

Willard B. Cross  
Willard B. Cross

Lois C. Cross  
Lois C. Cross

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

88 MAY -4 PM 3:51

Thomas P. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>13 50</u>
2. Mtg. Tax	
3. Recording Fee	<u>5 00</u>
4. Indexing Fee	<u>1 00</u>
TOTAL	<u>19 50</u>