

1711

This Instrument was prepared by:
James R. Davis, Attorney at Law
3227 Lorna Road, Birmingham, AL 35216.
Grantee's Address:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of the sum of \$165,000.00, in hand
paid to the undersigned GRANTORS,

Benford L. Chenault, a married man; the Estate of James B.
Davis, Deceased, James R. Davis, Executor, and James R.
Davis, a married man; and Bobbie H. Davis, a widow; solely
in their respective capacities as heirs and devisees and/or
widow of James B. Davis, Deceased,

in hand paid by GRANTEE,

Manhasset Bay Associates, A New York general partnership

the receipt of which is hereby acknowledged, the said
Grantors do by these presents GRANT, BARGAIN, SELL and
CONVEY unto the said GRANTEE the following described real
estate, situated in Shelby County, Alabama,
and being more particularly described on Exhibit "A"
attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

(1) All taxes for the tax year 1989 and subsequent years
not yet due and payable, including any future adjustments,
including rollbacks, that may be made by either the Tax
Assessor or the Board of Equalization of Shelby County,
Alabama.

(2) Title to all minerals, including but not limited to
coal, oil, and gas, within and underlying the premises,
together with all mining rights and other rights, privileges
and immunities relating thereto. It is the intention of the
GRANTORS to convey to GRANTEE all GRANTORS' right, title and
interest in such minerals and mining rights, if any, which
GRANTORS own situated on or beneath the surface of subject
real property, but without any warranty.

(3) Roads, public or private, rights-of-way, easements,
railroad rights of way, easements and fees, streams and
riparian rights thereto, where any of the foregoing are of
record or reasonably apparent from the surface.

SUBJECT PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD OF ANY
GRANTOR.

Lange, Simpson

BOOK 248 PAGE 920

TO HAVE AND TO HOLD, to the said Grantee
its successors in interest and assigns, forever.

And said Grantors do for themselves, their successors in
interest, heirs and assigns, covenant with said Grantee, its
heirs, successors and assigns, that Grantors are lawfully
seised in fee simple of said premises, that they are free
from all encumbrances unless otherwise noted above, that it
has a good right to sell and convey the same as aforesaid,
and that they will, and their successors and assigns shall,
warrant and defend the same to the said Grantee, its heirs,
successors in interest and assigns forever against the
lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have executed this
conveyance, and have set hereunto their hands and seals on
this the 27th day of July, 1989.

Witnesses:

Ben L. Zagan

Ben L. Zagan

Ben L. Zagan

Ben L. Zagan

Benford L. Chenault
Benford L. Chenault

Estate of James B. Davis, Dec'd

BY: James R. Davis
James R. Davis, Executor

James R. Davis
James R. Davis, Individually

Bobbie H. Davis
Bobbie H. Davis, Individually

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that Benford L.
Chenault, whose name is signed to the foregoing conveyance,
and who is known to me, acknowledged before me on this day
that, he, with full knowledge of the contents of this
conveyance, executed the same voluntarily on the day same
bears date.

Given under my hand and official seal, this the 27th
day of July, 1989.

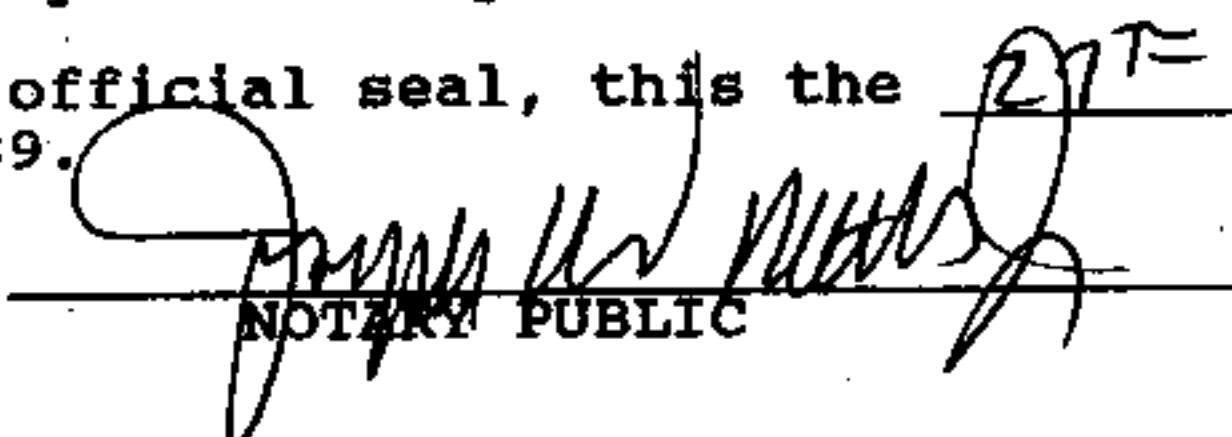
James W. [Signature]
NOTARY PUBLIC

My commission
expires: 9/17/89

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Davis, whose name as Executor of the Estate of James B. Davis, Deceased, 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 this conveyance, he, in his capacity as such Executor, and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this the 27th
day of July, 1989.

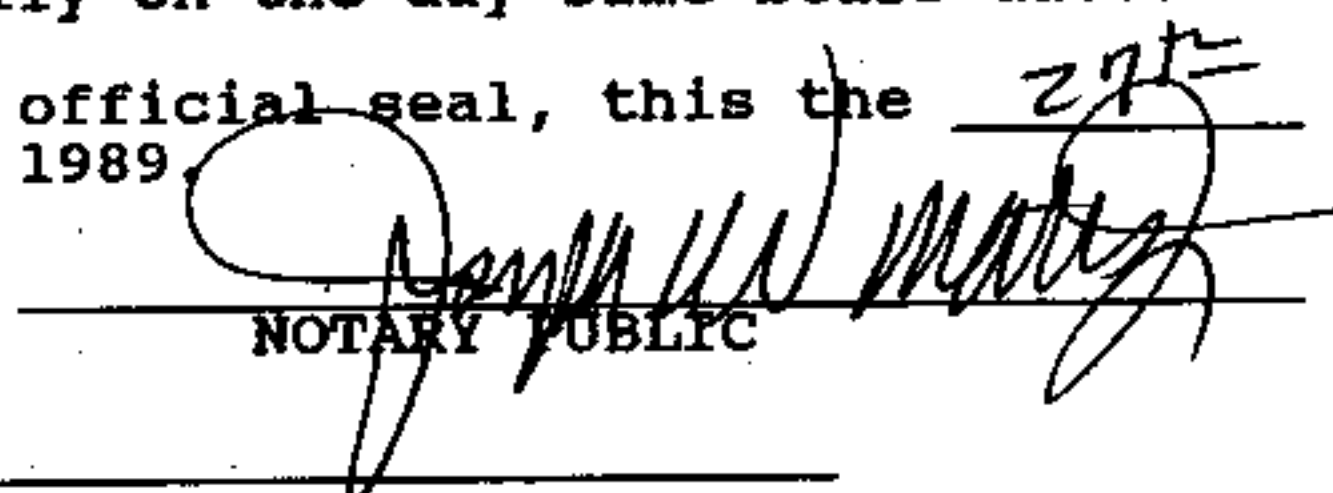

NOTARY PUBLIC

My commission
expires: 9/17/89

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Davis, in his individual capacity as an heir and devisee pursuant to the Last Will and Testament of James B. Davis, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, personally appeared before me and acknowledged on this day that, being informed of the contents of this conveyance, he, as such heir and devisee, executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this the 27th
day of July, 1989.

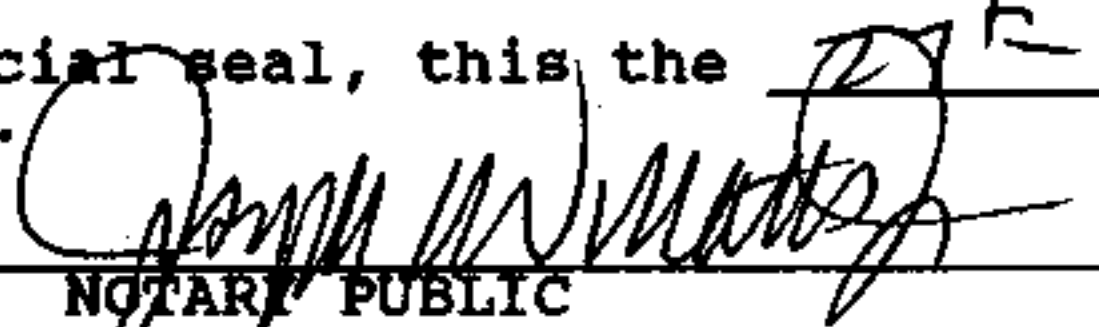

NOTARY PUBLIC

My commission
expires: 9/17/89

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobbie H. Davis, in her individual capacity as an heir and devisee and widow of the decedent pursuant to the Last Will and Testament of James B. Davis, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, personally appeared before me and acknowledged on this day that, being informed of the contents of this conveyance, she, as such widow, heir and devisee, executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this the 27th day of July, 1989.


NOTARY PUBLIC

My commission
expires: 9/17/89

EXHIBIT "A"

A Parcel of land situated in the Northwest Quarter of Southwest Quarter of Section 30, Township 20, South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

That part of the Northwest Quarter of Southwest Quarter of Section 30, Township 20 South Range 2 West that lies Southwesterly of Atlantic Coast Line Railroad and Northwesterly of Shelby County Highway Number 11 as follows: Begin at the Southwest corner of the Northwest Quarter Southwest Quarter of Section 30, Township 20 South, Range 2 West and run North along West line of said Quarter-Quarter section for a distance of 880 feet more or less to the Southwesterly Right-of-way of Atlantic Coast Line Railroad; thence run Southeasterly along south westerly Right of Way for a distance of 920 feet more or less to intersection with the Northwesterly of Right-of-Way of Shelby County Highway Number 11: thence run Southwesterly along said road Right-Of-Way for a distance of 594 feet more or less to intersection with the South line of Northwest Quarter of Southwest Quarter of said Section; thence run West along said South line for a distance of 496 feet or less to the Point of Beginning, in the Probate Office of Shelby County, Alabama Situated in Shelby County, Alabama.

BOOK 248 PAGE 924

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JUDGE OF PROBATE

1. Deed Tax	\$ 165.00
2. Mtg. Tax	_____
3. Recording Fee	12.50
4. Indexing Fee	3.00
TOTAL	181.50