

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: Phillip
(Name) Wayne Davis

(Address) 731 Middle Street
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand and 00/100, (\$13,000.00)-----DOLLARS

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

Johnny Venz and wife, Brenda Venz

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Phillip Wayne Davis

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

Lot 18, according to survey of Wilson's subdivision No.1,
as recorded in Map Book 3, Page 62, in the Probate Office
of Shelby County, Alabama, being situated in the SW 1/4
of Section 3, Township 24 North, Range 12 East.

SUBJECT TO:

Property taxes for 1992 and subsequent years.

Mineral and mining rights are not insured.

Public utility easements and rights of way servicing subject property

Transmission Line Permits to Alabama Power Company as shown by instruments
recorded in Deed Book 123, Page 39 and Deed Book 123, Page 37, in the Probate
Office of Shelby County, Alabama.

PURCHASE MONEY FIRST MORTGAGE, EXECUTED BY GRANTEE HEREIN, ON EVEN DATE
HEREWITH, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$21,200.00.

05/05/1992-7052
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 7.50

TO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st
day of May, 19 92

(Seal)

(Seal)

(Seal)

Johnny Venz (Seal)
Brenda Venz (Seal)

Brenda Venz (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Johnny Venz and wife, Brenda Venz

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who is 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 1st day of May, 19 92

My Commission Expires: 5/95

L. Mitchell Spears
Notary Public