

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:

(Name) Phillip Wayne Davis

(Address) 731 Middle Street

Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and 00/100, (\$12,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged by Joe B. Brantley, a married man; Shirley O. Brantley, an unmarried woman; William Clark Brantley, a married man; and Patsy B. McCartney, a married woman (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:

That certain parcel of land in the Town of Montevallo, Alabama, described as follows:

Commencing at the center of Section 3, Township 24 North, Range 12 East and run thence North with the land line North 1 deg. 35 min. West a distance of 838.6 feet to a point 30 feet South of the centerline of the Calera Centreville paved Highway; run thence North 85 deg. 50 min. West 322 feet along with and parallel to said Highway to the Northeast corner of Lot 1, according to Wilson Subdivision in Map Book 3 page 62; run thence South 4 deg. 11 min. East a distance of 1100 feet to the point of beginning of the lot herein described and conveyed, being the Southeast corner of Lot 21 of Wilson Subdivision in Map Book 3 page 62; run thence North 4 deg. 11 min. West 80 feet to the Northeast corner of the property herein conveyed; run thence South 85 deg. 45 min. West 195 feet; run thence South 4 deg. 11 min. East a distance of 240 feet to a fence; run thence in a Northeasterly direction along said fence a distance of 250 feet to the point of beginning; being Lots 21 and 23, according to the survey of Wilson's Subdivision No. 1, in the Town of Montevallo, Alabama, as shown by map recorded in Map Book 3 page 62, in the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

THE RECORD TITLE HOLDER OF THE ABOVE DESIGNATED PROPERTY IS C. D. BRANTLEY, WHO DIED INTESTATE ON OR ABOUT JULY 1, 1974, AND THIS DEED OF CONVEYANCE IS EXECUTED BY HIS LAWFUL HEIRS (SEE HEIRSHIP AFFIDAVIT ATTACHED HERETO AS EXHIBIT "A").

SUBJECT TO: Property taxes for 1992 and subsequent years.

Public utility easements and rights of way servicing subject property.

Mineral and mining rights are not insured.

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

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 15th day of May, 19 92

Joe B. Brantley (Seal)

Shirley O. Brantley (Seal)

William Clark Brantley (Seal)

William Clark Brantley

Patsy B. McCartney (Seal)

Patsy B. McCartney (Seal)

Patsy B. McCartney (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Joe B. Brantley, Shirley O. Brantley, William Clark Brantley, and Patsy B. McCartney 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 15th day of May, 19 92

My Commission Expires: 8/93

M A Spears
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT REGARDING HEIRS

Come now Joe B. Brantley, Shirley O. Brantley, William Clark Brantley and Patsy B. McCartney, the Affiants herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. The Affiants have personal knowledge of the facts stated herein.
2. On or about July 1, 1974, C. D. Brantley died intestate, while residing in Shelby County, Alabama. Upon the date of his decease, said decedent was seized of certain real estate located in Shelby County, Alabama, hereinafter described as follows:

Lots 21 and 23, Wilson's Subdivision No. 1, Town of Montevallo, Shelby County, Alabama.

3. Upon the date of said decedent's death, he left surviving him, his four children, as heirs, or otherwise interested in his estate, all of whom are over the age of nineteen (19) years, and of sound mind. The names and addresses of said heirs are hereinafter designated as follows:

Joe B. Brantley

Joe B. Brantley
5331 Hwy 10
Montevallo, AL 35115

Shirley O. Brantley

660 Hwy 270
Maylene, AL 35114

William Clark Brantley

112 Highway 260
Maylene, AL 35114

Patsy B. McCartney

P.O. Box 91
Alabaster, AL 35007

4. Said decedent died leaving no other heirs or persons interested in his estate, other than those designated above, and there were no other children ever born to the decedent, or adopted by him. Furthermore, there are no other persons or entities who have claims against the said decedent's estate, and all debts and charges against said decedent's estate have heretofore been paid.

5. No person or entity has been in actual or constructive possession of the above designated property, other than the heirs of C. D. Brantley, since the date of his decease in 1974.

Joe B. Brantley
Joe B. Brantley

N. A. Spears

Shirley O Brantley
Shirley O. Brantley

William Clark Brantley
William Clark Brantley

Patsy B. McCartney
Patsy B. McCartney

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe B. Brantley, Shirley O. Brantley, William Clark Brantley and Patsy B. McCartney, whose names are signed to the foregoing Affidavit, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Affidavit, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of May, 1992.

Ra A. Spear
Notary Public 8/93

05/05/1992-7053
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.59