

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571

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(205) 988-5600

This instrument was prepared by:

(Name) Coker & Coker, Inc.
(Address) 1230 Inverness Corners
Birmingham, Alabama 35242

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty thousand dollars and 00/100

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

Johnny W. Davis & Wife, Veronica Davis

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

Deer Springs Estates, Inc., A Corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 17, first addition to Kerry Downs, as recorded in Map Book 7, Page 73 in the office of the Judge of Probate, Shelby County Alabama, Less or except the following; Begin at the most northeasterly corner of said Lot 17, said point also being the southerly corner of Lot 18 of said subdivision; thence in a northwesterly direction along the northerly line of said Lot 17 a distance of 137.13 feet to a point on the easterly Right-of-Way line of Glasgow Circle, said point also being on a curve to the right having a radius of 50.0 feet and a central angle of 8 degrees, 01 minutes, 17 seconds; thence left in a southeasterly and along said curve and Right-Of-Way line to the right, a distance of 7.00 feet; thence 42 degrees, 27 minutes, 01 seconds left from tangent of said curve in a southeasterly direction, a distance of 130.67 feet to a point on the most north easterly line of said Lot 17; thence 77 degrees, 16 minutes left in a northeasterly direction, a distance of 4.46 feet to the Point of Beginning. Containing 0.0134 acres or 583.70 sq. ft.

\$30,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 25th day of February, 19 93

1 J. Ben Coker (Seal)

1 J. Ben Coker (Seal)

(Seal)

Johnny W. Davis (Seal)

Veronica Davis (Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Thelma Coker

a Notary Public in and for said County,

in said State, hereby certify that Johnny W. Davis & Wife, Veronica Davis

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of February, 19 93

June 17th 1993
My Commission Expires:
Jefferson Title

Thelma Coker
Notary Public