

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

Phillip

Send Tax Notice to: Wayne Davis

(Name)

(Address) 731 Valley Street

Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Five Thousand and 00/100-----(\$45,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Marvin Eugene Hall and wife, Mary Evelyn Hall

(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:

From the SW corner of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, run a tie line of North 05 deg. 12 min. 31 sec. West 710.6 feet to a point on the North side of a ditch and the P.O.B. of subject lot; from said point run North 18 deg. 03 min. 29 sec. East 18.22 feet; thence North 03 deg. 08 min. 11 sec. West 34.61 feet; thence North 21 deg. 22 min. 37 sec. West 73.75 feet; thence North 73 deg. 50 min. 04 sec. East 76.95 feet; thence North 51 deg. 54 min. 45 sec. East 48.30 feet to the West right of way line of Shelby Street (a paved City Street); thence along said street right of way South 39 deg. 43 min. 20 sec. East 188.15 feet to the South side of a ditch; thence generally along said ditch South 82 deg. 18 min. 04 sec. West 160.76 feet; thence generally along said ditch South 83 deg. 39 min. 45 sec. West 50.06 feet, back to the beginning point; being situated in Shelby County, Alabama.

SUBJECT TO:

Property Taxes for 1993 and subsequent years.

Mineral and mining rights are not insured.

Purchase Money First Mortgage to Merchants & Planters Bank in the sum of
\$45,000.00.

Inst # 1993-07313

03/17/1993-07313
09:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 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 9th
day of March, 19 93

(Seal)

(Seal)

(Seal)

Marvin Eugene Hall (Seal)
Marvin Eugene Hall

Mary Evelyn Hall (Seal)
Mary Evelyn Hall

(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 Marvin Eugene Hall and Mary Evelyn Hall

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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of March, 19 93

My Commission Expires: 8/93

M A Spears
Notary Public