

THIS INSTRUMENT PREPARED BY:
HARRY ASMAN, ESQ.
NAME: 1230 Brown Marx Tower
2000 First Avenue North
ADDRESS: Birmingham, AL 35203-4110
254-3266

Send Tax Notice To:
JAMES DAVIS
1201 Finley Boulevard
Birmingham, AL 35204

WARRANTY DEED (Without Survivorship) Alabama Title Co., Inc. BIRMINGHAM, ALA.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND DOLLARS (\$1,000)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RICHARD L. HAYES and wife, CATHERINE HAYES

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: 07/09/1993-20132
03:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

The land is described as follows:

A tract of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 17 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the east line of said 1/4-1/4 section a distance of 200.00 feet to a point; thence turn an interior angle of 88°53' and run to the left in a Westerly direction a distance of 200.00 feet to a point; thence turn an interior angle of 91°03' and run to the left in a Southerly direction a distance of 200.00 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of Section 23; thence turn an interior angle of 88°53' and run to the left in a Easterly direction along the South line of said 1/4-1/4 section a distance of 200.00 feet to the point of beginning.

Together with the right of ingress and egress to said property from a 50' unnamed road R.O.W. leading to the home of the grantor and further extending to the Alabama Power Co. R.O.W. and along said Alabama Power Company R.O.W. Futher reasonable access to said property from the Alabama Power Co. R.O.W. a more specific route is indicated in the attached survey marked Exhibit B which is attached hereto and made a part hereof.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set.....OUR.....hands(s) and seal(s), this..... day of....., 1993...

James R. Johnson (Seal)
Allen J. Hayes (Seal)
..... (Seal)

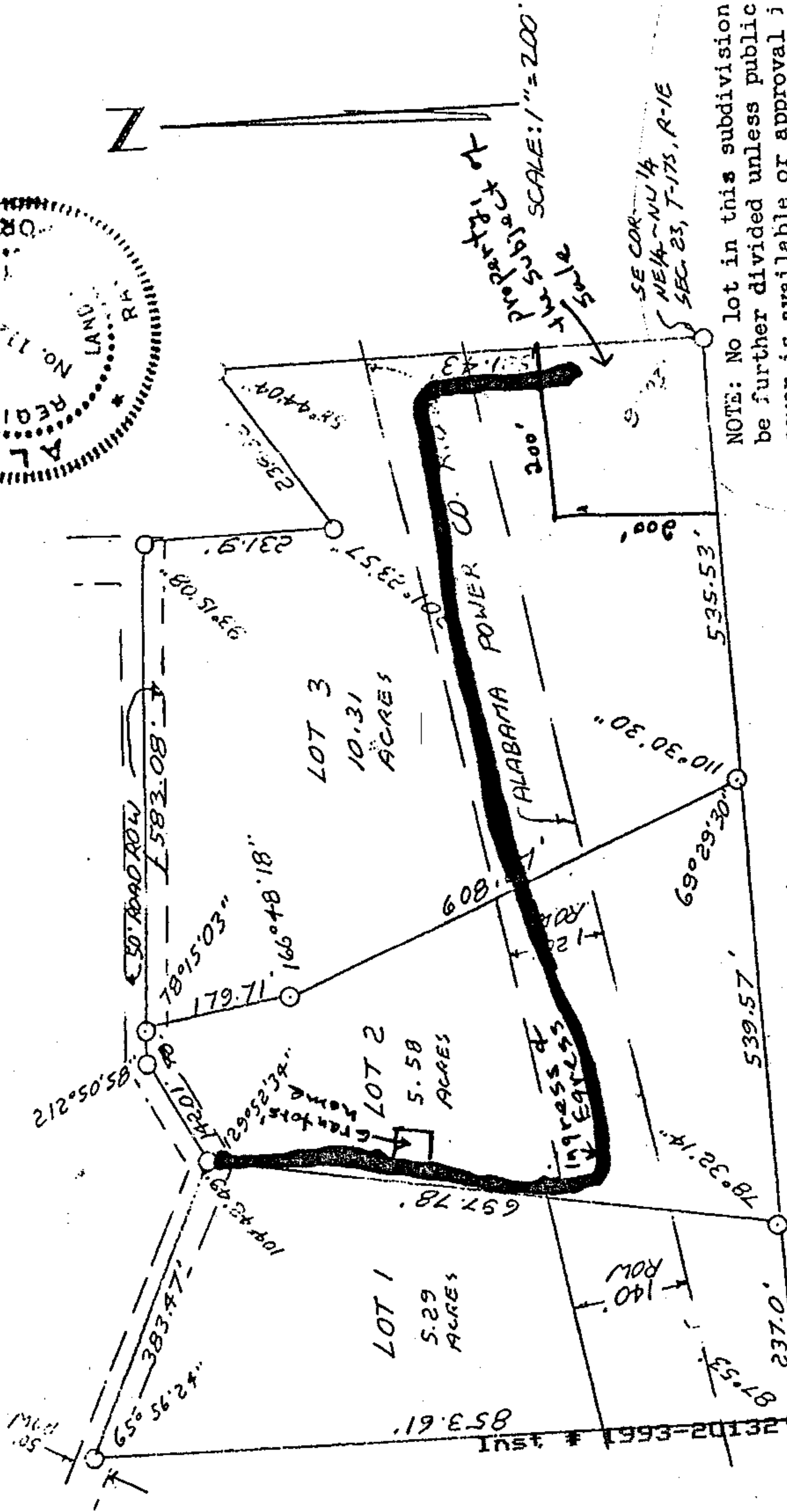
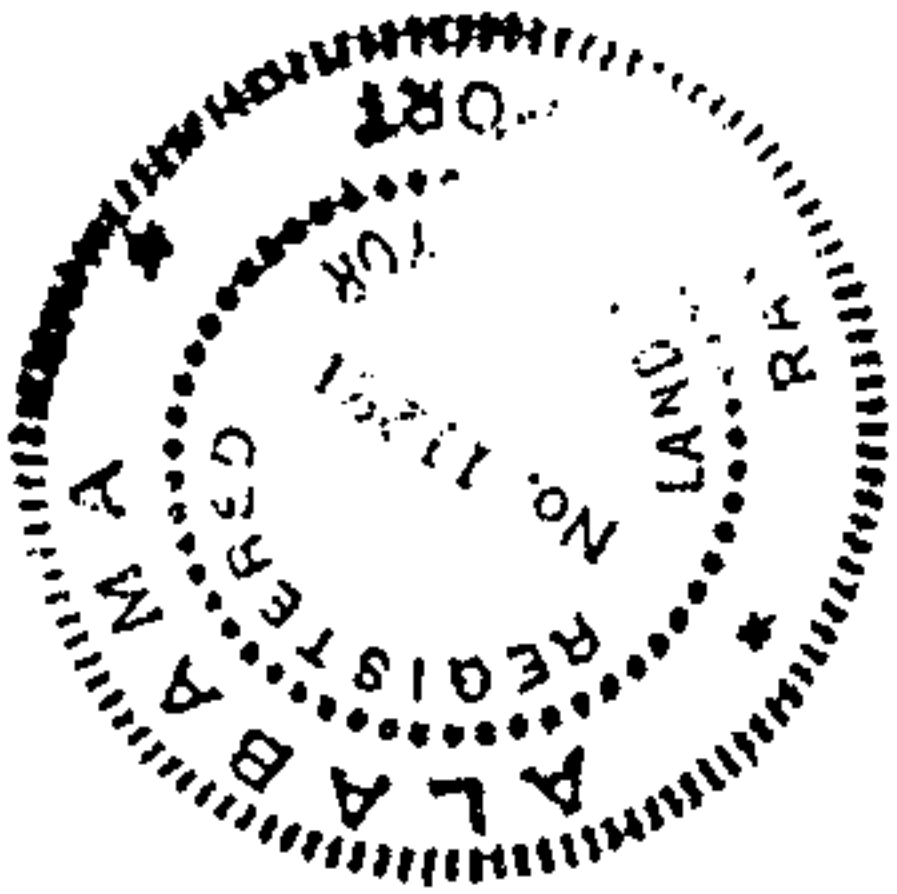
Richard L. Hayes (Seal)
RICHARD L. HAYES (Seal)
Catherine C. Hayes (Seal)
CATHERINE HAYES

STATE OF ALABAMA }
..... COUNTY } General Acknowledgment

I, the undersigned....., a Notary Public in and for said County, in said State, hereby certify that Richard L. Hayes and wife, Catherine Hayes, whose names 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..... day of..... A. D., 1993

James R. Johnson
Notary Public.



NOTE: No lot in this subdivision may be further divided unless public sewer is available or approval is obtained from the Shelby County, Health Department..

KARR MOUNTAIN ESTATES

SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23, T-17S, R-1E, SHELBY COUNTY, ALABAMA.



07/09/1993-20132
03:27 PM CERTIFIED
EXHIBIT B
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00