

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND & NO/100---- (\$60,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Tex Smith and wife, Joan F. Smith (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Doyle L. Davis, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 1 West, described as follows: Beginning at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 5, go North 88 deg. 26 min. 57 sec. West along the North boundary of said 1/4 1/4 Section for 1301.49 feet to the Northwest corner of said 1/4 1/4 Section; thence South 01 deg. 36 min. 18 sec. West along the West boundary of said 1/4 1/4 Section for 1311.45 feet to the Southwest corner of said 1/4 1/4 Section; thence South 87 deg. 59 min. 20 sec. East along the South boundary of said 1/4 1/4 Section for 1301.94 feet to the Southeast corner of said 1/4 1/4 Section; thence North 01 deg. 35 min. 14 sec. East along the East boundary of said 1/4 1/4 Section for 1321.91 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive perpetual easement for ingress and egress described as follows: Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 5 and go North 88 deg. 26 min. 57 sec. West along the South boundary of said 1/4 1/4 Section for 29.71 feet to the point of beginning of the easement here described; a parcel of land 15.00 feet either side of a line described as follows: Go North 14 deg. 47 min. 50 sec. East for 77.74 feet; thence North 31 deg. 52 min. 20 sec. East for 79.47 feet; thence North 47 deg. 40 min. 22 sec. East for 331.29 feet; thence North 36 deg. 40 min. 48 sec. East for 126.55 feet; thence North 62 deg. 43 min. 24 sec. East for 331.29 feet; thence North 36 deg. 40 min. 48 sec. East for 126.55 feet; thence North 62 deg. 43 min. 24 sec. East for 127.92 feet; thence South 70 deg. 30 min. 12 sec. East for 222.04 feet; thence South 73 deg. 48 min. 03 sec. east for 220.28 feet; thence South 79 deg. 56 min. 16 sec. East for 117.24 feet; thence North 76 deg. 45 min. 08 sec. East for 122.24 feet to the center line of Donaldson Road and the end of said easement; all being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$41,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2032 SHADY CREST DR  
BIRMINGHAM, AL 35216

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.

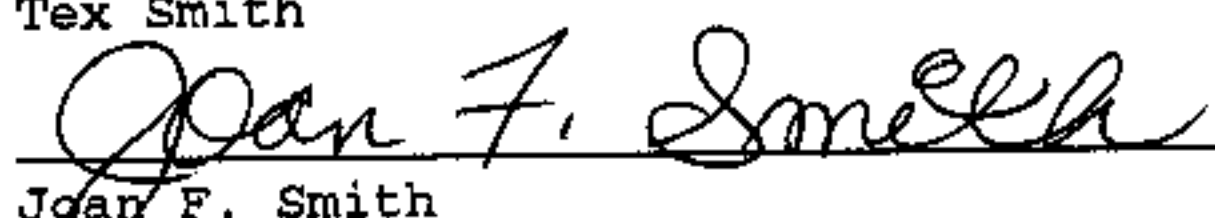
Inst # 1994-12391

04/15/1994-12391  
09:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 30.00

Inst # 1994-12391

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of April, 1994.

  
Tex Smith (SEAL)

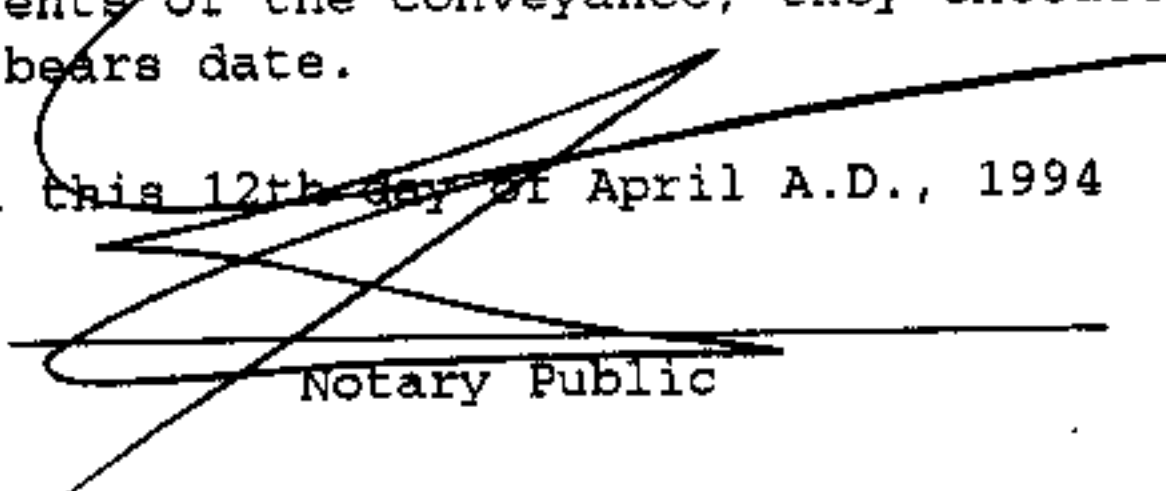
  
Joan F. Smith (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Tex Smith and wife, Joan F. Smith 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 12th day of April A.D., 1994

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

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