

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of FORTY-EIGHT THOUSAND THREE HUNDRED FOURTEEN and no/100 (\$48,314.00) DOLLARS by the grantee herein, the receipt whereof is acknowledged, EUGENE L. DAVIS, a married man (hereinafter grantor), does grant, bargain, sell and convey unto JERRI ANN GRANT (grantee), all his interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

Beginning at the N.W. corner of the S.W. 1/4 of the N.W. 1/4 of Section 10 go South 00 Degree 44 Minutes 33 Seconds West along the West Boundary of said 1/4-1/4 Section for 1364.97 feet to the S.W. Corner of said 1/4-1/4 Section; thence South 86 Degree 41 Minutes 06 Seconds East along the South Boundary of said 1/4-1/4 Section for 1346.45 feet to the S.E. Corner of said 1/4-1/4 Section; thence North 00 Degree 46 Minutes 02 Seconds East along the East Boundary of said Section for 1215.47 feet; thence South 85 Degree 53 Minutes 51 Seconds West for 875.29 feet; thence North 00 Degree 46 Minutes 00 Seconds East for 324.00 feet; thence South 85 Degree 53 Minutes 51 Seconds West for 675.29 feet to the Point of Beginning.

\$42,850.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

Grantor herein retains all mineral and mining rights.

The above described property is not the homestead of the grantor.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever. And the grantor does for himself and for his heirs, executors and administrators, covenant with the said GRANTEE, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators, shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, EUGENE L. DAVIS has hereunto set his hand and seal, this 28TH day of June, 1994.

Eugene L. Davis
EUGENE L. DAVIS

Inst # 1994-20642
06/30/1994-20642
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCO 14.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that EUGENE L. DAVIS whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1994.

[Signature]
Notary Public
My commission Expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney
4 Office Park Circle, Suite 212, Birmingham, AL. 35223.

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