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SEND TAX NOTICE TO: JIMMY F DAVISTON 2373 Ridge Trail Birmingham, Al. 35242

This instrument was prepared by: NEWMAN & SEXTON, P.C., Attorneys at Law 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)

(NOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Two Hundred Thirty-six Thousand and No/100 Dollars (\$236,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, THE PALMER CORPORATION, a corporation, (herein referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto JIMMY F. DAVISTON and SHIRLEY P. DAVISTON. (herein referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 19, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, page 41 A & B. in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for the years 1995, and subsequent years; 2) Restrictions, reservations, and limitations as recorded in Instrument Number 1994-10101; 3) Restrictions as set out in Real Book 306, page 131; 4) Declaration of easements and restrictive covenants as recorded in Volume 289, page 700; 5) Agreement with Alabama Power Company as recorded in Misc. Book 48, page 880, and Misc. Book 285, page 805; 6) Mineral and mining rights and release of damages as recorded in Deed Book 32, page 48, and Deed Book 42, page 246; 7) 10 foot easement along south lot line; 8) 20 foot building set back line; and 9) Covenants releasing predecessor in title from liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to subject property as set out on Map Book 14, page 41.

The entire purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

GRANTEES' Address: 2373 Ridge Trail, B'ham, AL 35242.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

D4/D4/1995-08549
11:17 AM CERTIFIED
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
12.00

IN WITNESS WHEREOF, the said Grantor, by its President, Jimmy F. Daviston, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March 1995.

The Palmer Corporation

ts President

STATE OF ALABAMA)

Corporate Acknowledgment

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, does hereby certify that Jimmy F. Daviston, whose name as President of The Palmer Corporation, a corporation, 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, as such officer, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30 mm day of March . 1995.

Notary Public

My Commission expires: ____1/3/96

Inst # 1995-08549

04/04/1995-08549 11:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE 12.00

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