

Send Tax Notice To:

Dawn S. Davenport
2004 Inverness Cliffs
Birmingham, Alabama 35242
PID# 15-2-03-0-001-010

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Two Thousand Eight Hundred and 00/100 (\$102,800.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Phillip R. Yance and Marjorie M Yance, husband and wife
(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Dawn S. Davenport
(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto and Made a Part Hereof

\$ 200000 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1995 and subsequent years not yet due
and payable.

Subject to covenants and restrictions, building lines, easements and rights of
way of record.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

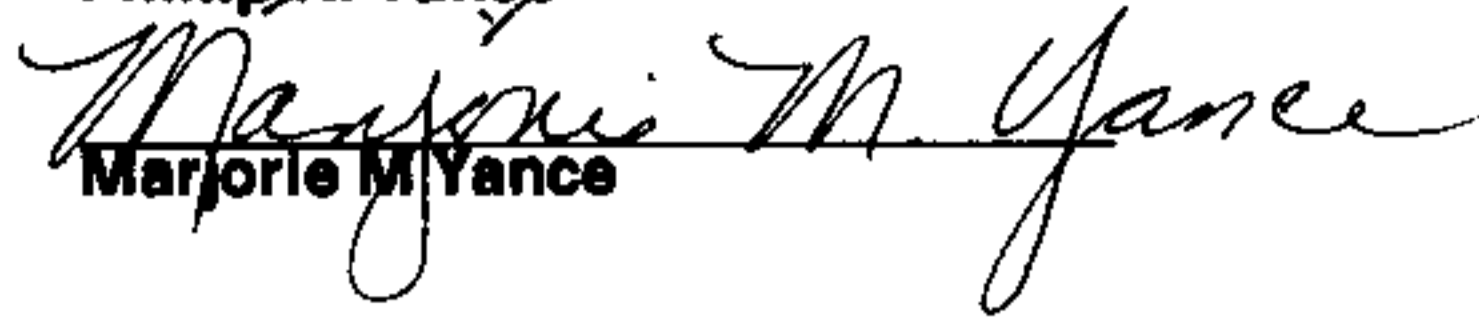
Inst # 1995-22630

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08/17/1995-22630
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 7th day of August, 1995.


Phillip R. Yance


Marjorie M. Yance

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Phillip R. Yance and Marjorie M Yance, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of August, 1995.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/21/98

(AFFIX SEAL)

OUR FILE NO.: 95080RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 125
Birmingham, AL 35242

FILE NO: 95080RB

LOAN NO:

BINDER NO: 96410

**EXHIBIT "A"
LEGAL DESCRIPTION**

A part of Lots 2 and 3, of Block 2, of Gilbert Estate (1964) situated in the SW 1/4 of the NW 1/4 of Section 3 and SE 1/4 of the NE 1/4 of Section 4, all in Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Beginning at the SE Corner of the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said quarter-quarter section a distance of 266.20 feet to a point; thence turn 67 Degrees 12 Minutes 59 Seconds left and run Northwesterly 1300.10 feet to a point; thence turn 90 Degrees 00 Minutes 00 Seconds left and run Southwesterly 90.00 feet to a point; thence turn 106 Degrees 41 Minutes 57 Seconds right and run northwesterly 313.21 feet to a point on the Easterly margin of Shelby County Highway 39 in a curve to the right having a central angle of 02 Degrees 19 Minutes and a radius of 1485.15 feet; thence turn 94 Degrees 52 Minutes 31 Seconds left to chord and run Southwesterly along the chord of said curve a chord distance of 60.00 feet to a point; thence turn 93 Degrees 03 Minutes 24 Seconds to the left from chord and run Southeasterly 400.00 feet to a point; thence turn 86 Degrees 48 Minutes 19 Seconds right and run Southwesterly 231.78 feet to a point; thence turn 90 Degrees 16 Minutes 32 Seconds left and run Southeasterly 692.14 feet to a point on the South line of the SW 1/4 of the NW 1/4 of said Section Section 3 and the South line of said Lot 2, of Block 2 of Gilbert Estate; thence turn 36 Degrees 57 Minutes 51 Seconds left and run Easterly along said quarter-quarter line 708.78 feet to a point; thence turn 00 Degrees 09 Minutes 39 Seconds right and continue easterly along said line 69.84 feet to the Point of Beginning; being situated in Shelby County, Alabama.

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