

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Bill Knowles, Sr.

(Address) 260 GRIFFIN ROAD
CHALSEA, AL 35043

This instrument was prepared by

(Name) Scott J. Humphrey, LLC

3821 Lorna Rd.

(Address) Birmingham, Al. 35244

Form 1-1-37 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-three thousand five hundred and no/100 (\$53,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Wayne Davis, a married man and Mike Allen, an unmarried man

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

Bill Knowles, Sr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description of property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$50,592.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Wayne Davis is a married man, however, this property is not the domicile of the Grantor or his spouse.

04/01/1996-10447
12:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

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 15 day of March, 1996

(Seal)

(Seal)

(Seal)

Wayne Davis
WAYNE DAVIS
Mike Allen
MIKE ALLEN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Davis, a married man & Mike Allen, an unmarried man 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March, A. D., 1996

MY COMMISSION EXPIRES JANUARY 24, 1998

Notary Public.

Inst # 1996-10447

A parcel of land being situated in the SE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; being more particularly described as follows:

From the SW corner of the SE 1/4 of the NE 1/4, Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, as beginning point, run North along the West 1/4-1/4 line 127.85 feet; thence deflect right 89 deg. 51 min. 02 sec. for 149.73 feet; thence deflect left 89 deg. 50 min. 55 sec. for 499.53 feet to the South right-of-way line of Alabama Highway No. 25; deflect right along said right-of-way line 97 deg. 51 min. 14 sec. for 149.89 feet; thence deflect right from said right-of-way line 82 deg. 06 min. 10 sec. for 540.82 feet; thence deflect right 30 deg. 48 min. 15 sec. for 74.80 feet; thence deflect right 58 deg. 45 min. 29 sec. for 260.36 feet, and back to the beginning point;

LESS AND EXCEPT the following:

A strip of alnd 25 feet of even width across the entire North side of subject lot; being situated in Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1996-10447

1996-10447

04/01/1996-10447
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SHELBY COUNTY JUDGE OF PROBATE
14.00