

***Prepared without benefit of survey. Preparer of
this instrument makes no certification as to legal description to property.***

Send Tax Notice To:

Phillip Wayne Davis d/b/a
Wayne Davis Construction Co.

Prepared By:

James W. Fuhrmeister

GRIFFIN, ALLISON, MAY, ALVIS & FUHRMEISTER

P. O. Box 380275

Birmingham, AL 35238

(205) 991-6367

Inst # 1997-25700

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

Know all men by these presents, that in consideration of Forty Five Thousand Dollars (\$45,000.00), to the undersigned Grantor paid by the Grantees herein, the receipt whereof is acknowledged, We, **Howard Davis, an unmarried man, Clara Young Yeager, a married woman and W. Paul Yeager, as Executor of the Estate of Louise Young Davis, deceased** (Grantors) do grant, bargain, sell and convey unto **Phillip Wayne Davis, a married man d/b/a Wayne Davis Construction Company** (Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, in Block "J", according to the Survey of Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1997 and subsequent years.
2. Mineral and Mining Rights excepted.
3. All other easements, restrictions, set-back lines, rights-of-way, and other limitations of records.

NOTE: This property does not constitute the homestead of Clara Young Yeager.

08/13/1997-25700
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 22.50

To have and to hold unto the said Grantees, their heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 29 day of July, 1997.

Howard Davis (Seal)
Howard Davis

Clara Young Yeager (Seal)
Clara Young Yeager

Estate of Louise Young Davis, deceased

By: W. Paul Yeager
W. Paul Yeager
Executor

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Paul Yeager, whose name is signed to the foregoing deed as Executor of the Estate of Louise Young Davis, deceased, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that he executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, on the day the same bears date.

GIVEN under my hand and official seal of office on this 29 day of July, 1997.

Kimberly M. Melton
Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Howard 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 foregoing conveyance, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal of office this 29 day of July, 1997.

Kimberly M. Melton
Notary Public

My commission expires: 3-1-99

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clara Young Yeager, 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 foregoing conveyance, that she executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal of office this 29 day of July, 1997.

Kimberly M. Melton
Notary Public

Inst # 1997-25700
My commission expires: 3-1-99

3

08/13/1997-25700
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 22.50