

This instrument was prepared by:
Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

Grantee(s) address:
905 Spring Garden Street
Pelham AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty-three Thousand and no/100 DOLLARS (\$63,000.00) to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE or GRANTEES herein, the receipt whereof is acknowledged, we, Terry Gallups and Vicki G. Gallups, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Blaine Davis (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 20 South, Range 2 East and a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 1 East, more particularly described as follows:

Begin at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 20 South, Range 2 East; thence run Southerly along the west line thereof for 207.78 feet to the Point of Beginning; thence 89° 45' 29" left run Easterly parallel with the north line thereof for 685.47 feet; thence 90° 00' right run Southerly for 551.21 feet more or less to the northerly R/W of an Alabama Power Co. Easement; thence 81° 53' 15" right run Westerly along said R/W for 1024.89 feet to the easterly R/W of Shelby County Highway #61; thence 97° 09' 35" right run Northerly along last said R/W for 281.81 feet to a point; thence 91° 10' 02" right run Easterly 335.49 feet to the east line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 1 East; thence 90° 27' 23" left run Northerly 415.18 feet to the point of beginning. Containing 11.4 acres. According to survey and plat of Thomas E. Simmons dated 3/16/98.

GRANTORS also convey to GRANTEE a right of first refusal to purchase the property of GRANTORS lying to the east of the above described property in the NW $\frac{1}{4}$ of Section 31, Township 20 South, Range 1 East, on the same terms as a bona fide offer received by GRANTORS.

\$43,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

2NBSC / Davis Plam

03/20/1998-09894
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 32.00

Inst # 1998-09894

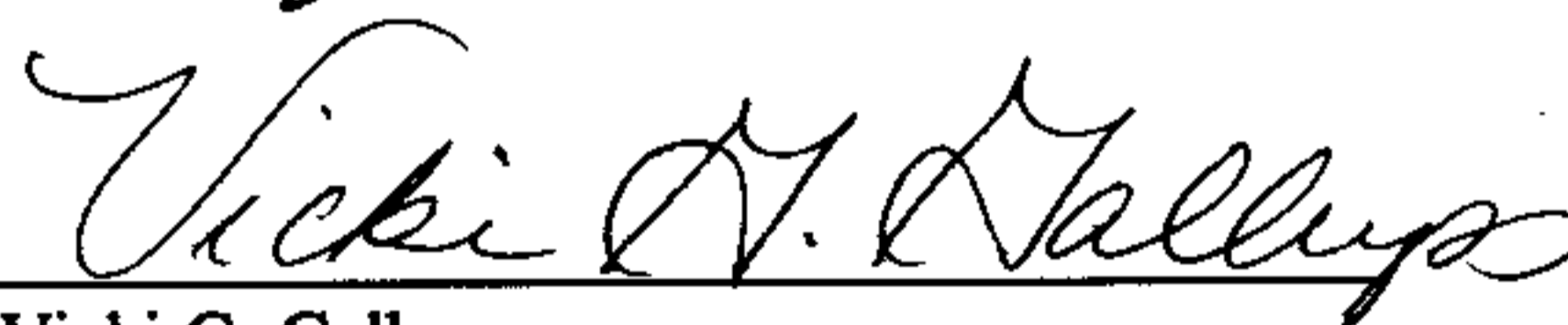
TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of March, 1998.

Inst # 1998-09894


Terry Gallups


Vicki G. Gallups

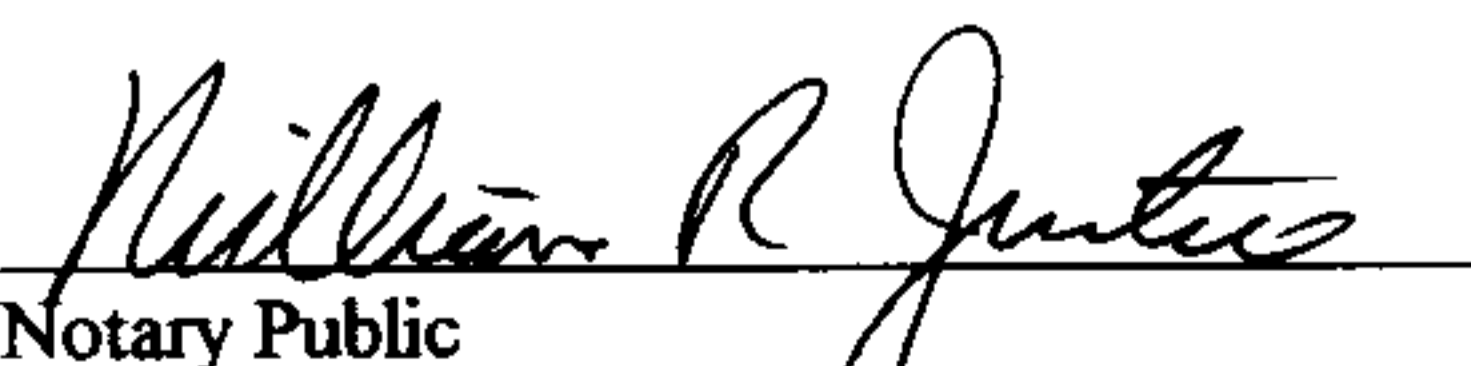
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Gallups and Vicki G. Gallups, husband and wife, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 1998.




Notary Public

03/20/1998-09894
02:27 PM CERTIFIED
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