

Inst # 1998-23633

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Randall J. Davidson
2528 Dolly Ridge Road
Birmingham, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Forty Thousand and 00/100 (\$340,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Larry Whitehead, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Randall J. Davidson**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

\$240,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

RW This property is not homestead property of the grantor as defined by the Code of the State of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 22nd day of June, 1998.

Larry Whitehead
Larry Whitehead

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Larry Whitehead, a married man** 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of June, 1998.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2-20-99

RECORDED
IN COM. 220/99

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06/25/1998-23633
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 111.00

Exhibit "A"

Commence at the SW corner of Section 28, Township 21 South, Range 2 West; thence run S 89 Deg. 51' 14" E along the South line of said section for a distance of 1,341.69' to the northeasterly right of way of U.S. Highway #31; thence run N 21 Deg. 14' 16" W along said right of way for a distance of 374.52' to the point of beginning of a curve to the right having a central angle of 12 Deg. 43' 30" and a radius of 2730.14' and a chord bearing of N 14 Deg. 54' 29" W; thence run along the arc of said curve and said right of way for a distance of 606.35' to the end of said curve; thence run N 08 Deg. 32' 44" W along said right of way for a distance of 274.22' to the point of beginning; thence continue N 08 Deg. 32' 44" W for a distance of 219.81' to the point of beginning of a curve to the left having a central angle of 04 Deg. 36' 47" and a radius of 2859.05' and a chord bearing of N 10 Deg. 31' 16" W; thence run along the arc of said curve for a distance of 230.19' thence leaving said right of way run S 00 Deg. 39' 24" W for a distance of 379.09'; thence run S 79 Deg. 35' 39" W for a distance of 356.08' to the point of beginning. There is reserved within the above described property a 30.0' easement being the south 30.0' thereof. This easement is to serve that certain property due east of the above described.



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