

This instrument was prepared by

Mitchell A. Spears

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:
(Name)

PHILLIP WAYNE DAVIS DBA
WAYNE DAVIS CONSTRUCTION CO.

(Address)

731 MIDDLE STREET

MONTEVALLO AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTY FIVE THOUSAND and 00/100-----(\$145,000.00)----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
GEORGE KORNEGAY AND WIFE, SALLY KORNEGAY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
PHILLIP WAYNE DAVIS DBA WAYNE DAVIS CONSTRUCTION CO.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1998-44524

11/10/1998-44524
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CRH 46.00

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th
day of November, 19 98

(Seal)

George Kornegay
GEORGE KORNEGAY

(Seal)

(Seal)

Sally Kornegay
SALLY KORNEGAY

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

} General Acknowledgment

I, the undersigned authority a Notary Public in and for said County,
in said State, hereby certify that George Kornegay and wife, Sally Kornegay

whose name(s) are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of November, 19 98

My Commission Expires: 9/13/2001

Notary Public

EXHIBIT "A"

PARCEL I:

A tract or parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24, Range 12 East, more particularly described as follows: Commence at a point in the town of Montevallo where the eastern boundary of Gardner Street intersects the southern boundary of the Montevallo and Calera Highway and run South along the eastern boundary of said Gardner Street 400 feet; thence run East and parallel with said highway 150 feet; thence North and perpendicular to said highway 100 feet; thence East and parallel to said highway 150 feet; thence South and perpendicular to said highway to a point 350 feet north of the South boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, to the point of beginning of the lot herein conveyed; thence continue South and perpendicular to said highway a distance of 250 feet to the Northeast corner of a lot now owned by W. F. Fullman; thence West and parallel with the South line of said 40 acres and along the North line of said Fullman lot 150 feet; thence North and perpendicular to said highway 250 feet; thence East and parallel with the South boundary of said quarter-quarter Section 150 feet to the point of beginning.

PARCEL II:

A tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 N, Range 12 East, more particularly described as follows: Commence at the Northeast corner of a lot heretofore sold to W. F. Fullman and the West right of way line of East Melton Street and run north along said right of way line for 250 feet to the point of beginning; thence continue along the last stated course for 129.16 feet to a point; thence turn 82 degrees 53 minutes to the left in a Westerly direction for 145.36 feet to a point; thence turn 97 degrees 07 minutes to the left in a Southerly direction for 150.58 feet to a point; thence turn 91 degrees 21 minutes 10 seconds to the left and run in an Easterly direction for 144.28 feet to the point of beginning.

SUBJECT TO:

PARCEL I

Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Permits and rights of way of record.

Any part of caption lands lying within a public road.

PARCEL II

Permits and rights of way of record.

Any part of caption lands lying within a public road.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$110,000.00.

NOVEMBER 6, 1998

Date

George Kornegay
George Kornegay

Sally Kornegay
Sally Kornegay,

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