

This instrument was prepared by
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ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: **PHILLIP WAYNE DAVIS DBA**
(Name) **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 **FORTY TWO THOUSAND FIVE HUNDRED and 00/100---(\$42,500.00)-----DOLLARS**
AND MUTUAL PROPERTY EXCHANGE,

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

CHARLES WILLIAM WATSON and wife, IDA MAE LATHAM WATSON

(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:

PARCEL III:

Lot 11, in Block 1, Map of Southmont in the Town of Montevallo, Alabama, according to the map as recorded in Map Book 4, Page 46, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permits to Alabama Power Company as recorded in Deed Book 220, Page 372, in Probate Office.

25-foot building set back line from Doster Drive as shown on recorded map.

Survey of caption lands dated October 2, 1998 by Robert O. Blain show fences on the south, east, and west sides of caption lands do not coincide with the boundary. This and all consequences are hereby excepted.

**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.**

11/10/1998-44527
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRN 51.00

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)

(Seal)

(Seal)

Charles W. Watson (Seal)
CHARLES WILLIAM WATSON
Ida Mae Latham Watson (Seal)
IDA MAE LATHAM WATSON

(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 **Charles William Watson and wife, Ida Mae Latham Watson**

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 1998

9/13/2001
My Commission Expires:

Notary Public