

INSTRUMENT PREPARED BY:

Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Melvin L. Dye
767 Dogwood Circle
Birmingham, AL 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$215,000.00 to the undersigned Grantor, Jeffery Lynn Davis and wife Kathy Jean Davis, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Melvin L. Dye, an unmarried person (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Complete legal description attached hereto as Exhibit "A"

Property to become the homestead of Grantee.

Address of the Property: 767 Dogwood Circle
Birmingham, AL 35244

Inst # 1998-44782

11/12/1998-44782
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 54.00

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$172,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of November, 1998.

By: Jeffery Lynn Davis Grantor Kathy Jean Davis Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeffery Lynn Davis and wife Kathy Jean Davis whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of November, 1998.

[Signature]
Notary Public

Commission Expires: 11/15/00

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Commence at the SW corner of the SE 1/4 of SE 1/4; thence east along the South line thereof, a distance of 531.50 feet; thence 90 deg. 01 min. 24 sec. left in a northerly direction a distance of 431.62 feet; thence 83 deg. 38 min. 50 sec. right in a northeasterly direction a distance of .40 feet to the point of beginning; thence continue on last described course a distance of 119.31 feet; thence 38 deg. 04 min. 37 sec. left a distance of 78.68 feet; thence 0 deg. 06 min. 37 sec. right in a northeasterly direction a distance of 45.94 feet to the West right of way line of McGuire Road; thence 66 deg. 24 min. 23 sec. left to tangent of a curve left, having a radius of 180 feet and subtending a central angle of 32 deg.; thence run along the arc of said curve, a distance of 100.53 feet; thence continue northwesterly on tangent from curve, a distance of 66.54 feet; thence 87 deg. 28 min. left in a southwesterly direction 171.41 feet; thence 76 deg. 50 min. 40 sec. left a distance of 20.44 feet; thence 35 deg. 08 min. 40 sec. right a distance of 73.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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