

INSTRUMENT PREPARED BY:

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

SEND TAX NOTICES TO:

James Shelton
104 Washington Lane
Alabaster, AL 35007

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$75,000.00 to the undersigned Grantor, Harold Steven Davenport and wife Sara Elizabeth Davenport, 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 James Shelton and wife Patricia Shelton (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description
Attached Hereto As Exhibit "A"

Property Address: 104 Washington Lane, Alabaster, AL 35007

Property to become the Homestead of the Grantees.

Grantor Sara Elizabeth Davenport is also known as Sara B. Davenport, and is one in the same.

Sara Elizabeth Davenport and Sara B. Davenport are one and the same.

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.

\$0.00 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 20th day of November, 19 98.

By:

Grantor

Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold Steven Davenport and wife Sara Elizabeth Davenport, 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 20th day of November, 1998.

Notary Public

Commission Expires: 12/23/00

12/03/1998-47932
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 86.00

Inst # 1998-47932

EXHIBIT "A"

LEGAL DESCRIPTION

From the NW corner of the NW 1/4 of NW 1/4, Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, run South 56 deg. 49 min. 53 sec. East, 787.518 to a point on the East margin of Washington Street, a variable width paved public street (being the NE corner of the property conveyed to Harold Steven Davenport and Sara Elizabeth Davenport, by Deed Book 357 page 135), and the beginning point of the lot herein described, said point being an iron pin found in place; thence South 88 deg. 34 min. 13 sec. East, 207.715 feet to an iron pin found in place; thence South 87 deg. 58 min. 58 sec. East, 207.675 feet to an iron pin found in place at the West margin of Jefferson Street, a variable width paved public street; thence along said street line South 02 deg. 25 min. 02 sec. West, 214.593 feet to an iron pin found in place; thence North 87 deg. 47 min. 37 sec. West, 204.293 feet; thence South 01 deg. 46 min. 47 sec. West, 100.41 feet; thence North 88 deg. 53 min. 36 sec. West, 203.962 feet to the East margin of aforesaid Washington Street; thence along said street line North 00 deg. 54 min. 53 sec. East, 104.35 feet to an iron pin found in place; thence continue said course along said street line, 211.42 feet, back to the beginning point; being situated in the NW 1/4 of the NW 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama.

Inst # 1998-47932

12/03/1998-47932
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 06.00