

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice to:
(Name) JERRY W. DAVIS
(Address) 1040 HIGHWAY 69
CHELSEA, AL 35043

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100-----(\$160,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
DONNIS FREDRICK DAVIS and TANNA YOUNG DAVIS, married
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
JERRY W. DAVIS, unmarried
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,
INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$120,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst# 1998-48992
12/09/1998-48992
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
51.00
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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 25th
day of November, 19 98.

(Seal) Donnis Fredrick Davis (Seal)
DONNIS FREDRICK DAVIS

(Seal) Tanna Young Davis (Seal)
TANNA YOUNG DAVIS

(Seal)

STATE OF ALABAMA }
SHELBY County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONNIS FREDRICK DAVIS and TANNA YOUNG DAVIS, married, whose name(s) are signed to the foregoing conveyance, and who are 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 25th day of November, 19 98.

2,25,200
My Commission Expires: _____
Notary Public

EXHIBIT "A"

From the accepted Northeast corner of the SE 1/4 - NW 1/4 of Section 21, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE 1/4 - NW 1/4 a distance of 526.05 feet to a point on the Southwesterly boundary of Shelby County Highway #69 (80 foot R.O.W.), being the point of beginning of herein described parcel of land; thence continue along said course a distance of 226.48 feet; thence turn 75 degrees, 47 minutes left and run 187.12 feet to a point in the center of Yellow Leaf Creek; thence turn 88 degrees, 54 minutes, 20 seconds left and run 154.09 feet along said creek centerline; thence turn 61 degrees, 38 minutes, 33 seconds right and run 156.20 feet along said creek centerline; thence turn 12 degrees, 28 minutes, 51 seconds left and run 58.80 feet along said creek centerline; thence turn 105 degrees, 16 minutes, 52 seconds left and run 129.86 feet; thence turn 11 degrees, 21 minutes, 17 seconds right and run 108.75 feet; thence turn 40 degrees, 10 minutes, 45 seconds left and run 75.19 feet; thence turn 20 degrees, 32 minutes, 25 seconds right and run 118.74 feet to a point on the Southwesterly boundary of aforementioned Shelby County Highway #69; thence turn 102 degrees, 03 minutes, 27 seconds left and run 266.81 feet along said highway boundary to the point of beginning of herein described parcel of land.

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002 NEL 51.00