

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: **BRENDA L. PATE**

(Name)

(Address) 227 Melton Street

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR, (\$1.00) AND MUTUAL PROPERTY EXCHANGE-----DOLLARS

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

PHILLIP WAYNE DAVIS d/b/a WAYNE DAVIS CONSTRUCTION CO. AKA WAYNE DAVIS CONSTRUCTION
a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BRENDA L. PATE

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lots 5 and 6, according to the Map and Survey of Christy Townhomes as recorded in Map Book 22, Page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Property Taxes for 1999 and subsequent years.

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

Permit to Alabama Power Company recorded in Deed Book 199, Page 433 in Probate Office of Shelby County, Alabama.

Set back lines and easements as shown on recorded map.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Book 210, Page 595 in Probate Office.

Permits and rights of way of record.

Emergency access lane as shown on recorded map.

THE ABOVE-DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

12/16/1998-50150
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL NEL 9.50

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 7th day of DECEMBER, 19 98

(Seal)

Phillip Wayne Davis

(Seal)

PHILLIP WAYNE DAVIS dba

(Seal)

WAYNE DAVIS CONSTRUCTION CO.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that **PHILLIP WAYNE DAVIS dba WAYNE DAVIS CONSTRUCTION CO.** a Notary Public in and for said County.

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 7th day of DECEMBER, 19 98

9/13/2001
My Commission Expires:

[Signature]
Notary Public

05105-8661 1998-50150