

This instrument was prepared by
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Send Tax Notice to: **PHILLIP WAYNE DAVIS dba**
(Name) **WAYNE DAVIS CONSTRUCTION CO.**

(Address) **731 Middle 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, **Loe we,**
BRENDA L. PATE, an unmarried woman

(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:

Lot 15, according to the survey of Shoal Creek Highlands, First Sector,
as recorded in Map Book 13, Page 39, in the Probate Office of Shelby County
Alabama. Situated in Shelby County Alabama.

SUBJECT TO:

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.

Permits to Alabama Power Company as recorded in Real Book 210, Page 424 and
Real Book 210, Page 425 in Probate Office of Shelby County, Alabama.

Restrictions as recorded in Real Book 339, Page 410 in Probate Office.

Easement to Water Works Board of Montevallo as recorded in Deed Book
274, Page 666 in Probate Office.

20-foot utility easement across the North side of said lot as shown on
recorded map of said subdivision.

Title to minerals underlying caption lands with mining rights and pri-
viliges belonging thereto as shown in deed recorded in Instrument #1995-09098.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY
AND/OR ITS RESPECTIVE SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR
IN THE SUM OF \$149,500.00

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 7th
day of December, 19 98

(Seal)

Brenda L. Pate
BRENDA L. PATE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that **BRENDA L. PATE, an unmarried woman**

a Notary Public in and for said County.

whose name(s) is **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, she **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:

M A S
Notary Public

15105-8661 1998-50151

12/16/1998-50151
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
MAY 9, 2000