

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

WAYNE DAVIS
731 MIDDLE ST.
MONTEVALLO, AL.
35115

Inst # 1999-21184

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Forty Thousand and No/100 Dollars (\$340,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Robert Michael Murray and wife Farrar S. Murray (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:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1999, and thereafter; (2) Easements, restrictions and rights-of-way of record or in evidence by use; (3) Mineral and mining rights not owned by the Grantor; (4) Fact that the Property conveyed has been assessed under a current use assessment; (5) Matters appearing on the Survey of Robert O. Blain dated May 10, 1999, including, without limitation, fence encroachments as shown on said Survey.

Grantors represent and warrant that there are no assessments due any governmental or quazi-governmental with respect to the property conveyed herein.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 18 day of MMY, 1999.

Robert Michael Murray
Robert Michael Murray
Farrar S. Murray
Farrar S. Murray

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Michael Murray and wife, Farrar S. Murray, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18 day of MMY, 1999.

[Signature]
Notary Public

My Commission Expires: 3.1.2002

EXHIBIT 'A'

The South 1/2 of the SE 1/4 of the NE 1/4; the North 1/2 of the NE 1/4 of the SE 1/4, Section 8. Township 22 South, Range 3 West; the West 1/2 of the SW 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4 of the SW 1/4, Section 9, Township 22 South, Range 3 West. known as the T. E. and W. C. Harrison Farm.

ALSO: A 30 feet perpetual easement and right of way for ingress and egress granted by the Circuit Court in Shelby County dated October 3, 1975, Civil Action E708-75. Description of easement is as follows:

A portion of the S 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commencing at the SE corner of said subdivision of said Section; thence North 11 chains and seventy seven links to a post; thence West and parallel with the South line of said subdivision of said Section to a point on the West right of way line of Shelby County Highway Number 15, which is the point of beginning of the 30 feet easement and right of way herein conveyed; thence continue along said course to a post on the East line of the W 1/2 of the SW 1/4 of the NW 1/4 of said Section 9, thence run South along the East line of said 20 acres for a distance of 30 feet to a point; thence run East and parallel with the South line of said subdivision of said Section to a point on the West right of way line of Shelby County Highway Number 15; thence run in a Northerly direction along said West right of way line to the point of beginning.

This easement is subject to the Order of the Circuit Court of Shelby County dated September 20, 1994, Civil Action CV 93-689, specifying the agreement of the use of the easement.

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05/20/1999-21184
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00