

This instrument was prepared by:

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420 North 20th Street  
3100 SouthTrust Tower  
Birmingham, AL 35203

Send Tax Notice to:

Ronnie Jeff and Kimberly Ann Davis  
1951 M. A. Lee Drive  
Moody, Alabama 35004

### GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

#### KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) and other good and valuable consideration to the undersigned grantor W. C. JERNIGAN, a married individual ("Grantor"), in hand paid by **RONNIE JEFF DAVIS AND KIMBERLY ANN DAVIS** (collectively "Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Subject, however, to the encumbrances described on Exhibit B attached hereto and incorporated herein by reference.

The foregoing Property does not constitute the homestead of Grantor or Grantor's spouse.

**AND** the GRANTOR does, for himself, and his heirs, personal representatives, successors and assigns, covenant with the said GRANTEES, GRANTEES' heirs, personal representatives, successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR and GRANTOR'S heirs, personal representatives, successors and assigns will warrant and defend the same to the said GRANTEES, GRANTEES' heirs, personal representatives, successors and assigns forever against the lawful claims of all persons.

**TO HAVE AND TO HOLD** unto the said Grantees, Grantees' respective heirs, personal representatives, successors and assigns forever.

Inst # 1999-24812

06/14/1999-24812  
08:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MMS 267.00

*Alabama Title*

IN WITNESS WHEREOF, the said GRANTOR has set his hand and seal this the 9<sup>th</sup> day of June, 1999.

W. C. Jernigan  
W. C. JERNIGAN

### ACKNOWLEDGMENT

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, Madeline B. Smith, a Notary Public, in and for said County in said State, do hereby certify that W. C. JERNIGAN, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of June, 1999.

MADELINE B. SMITH  
Notary Public  
My Commission expires: 6/27/2001

## EXHIBIT A

A parcel of land in the N 1/2 of Section 7, Township 19 South, Range 2 East, more particularly described as follows:  
Commence at the Northeast corner of Section 7, Township 19 South, Range 2 East; thence run West along the North line of Section 7 for a distance of 400.00 feet; thence turn an angle to the left of 60 deg. 54 min. 37 sec. and run Southwest for a distance of 2907.14 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 84.21 feet to a point on the South line of the North 1/2 of Section 7; thence turn an angle to the right of 60 deg. 37 min. 37 sec. and run West along the South line for a distance of 1205.07 feet; thence turn an angle to the right of 31 deg. 08 min. 15 sec. and run Northwest for a distance of 831.17 feet; thence turn an angle to the right of 90 deg. 40 min. 57 sec. and run Northeast for a distance of 605.08 feet; thence turn an angle to the right of 90 deg. and run Southeast for a distance of 436.03 feet; thence turn an angle to the left of 05 deg. 01 min. 12 sec. and run Southeast for a distance of 1420.89 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with

Rights to use non-exclusive perpetual easement between Hall and Lucille Thompson and Colleton, an Alabama General Partnership recorded as Inst. #1995-7790 in Shelby County Probate Office.

## **EXHIBIT B**

### **(Exceptions)**

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1996-4784 in Shelby County Probate Office.
3. Easement to Ayers Interests, Inc. as set out in Deed Book 351, page 732 in said Probate Office.
4. Riparian Rights, if any, in and to the use of Lake and Creek.
5. Less and except any portion of the land lying within Lake or Creek.
6. Rights of others to use non-exclusive perpetual easement between Hall and Lucille Thompson and Colleton, an Alabama General Partnership recorded as Inst. #1995-7790 in Shelby County Probate Office.
7. Mineral and mining rights not owned by Grantor.

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