

Form furnished by **LAND TITLE COMPANY**

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly  
(Name) 2491 Pelham Parkway  
Pelham, AL 35124  
(Address)

Anna Laurie Duncan  
(Name) 229 Melton Street  
Montevallo, AL 35115  
(Address)

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Three Thousand and no/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Phillip Wayne Davis d/b/a Wayne Davis Construction

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

Anna Laurie Duncan

(herein referred to as grantees, whether one or more), the following described real estate situated in  
Shelby County, Alabama, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 70,810.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-32943

08/06/1999-32943  
09:07 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DOE CRN 13.50

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this 2nd day of  
August, 19 99.

(Seal)

Phillip Wayne Davis d/b/a Wayne Davis Construction (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Phillip Wayne Davis d/b/a Wayne Davis Construction, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of August, 19 99.

Jane B. [Signature]  
Notary Public 3-12-2001

EXHIBIT "A"

Lot 4, according to the Survey of Christy Townhomes, as recorded in Map Book 22,  
Page 73, in the Probate Office of Shelby County, Alabama.

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