

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE SEARCH

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: Phillip Wayne Davis dba
(Name) Wayne Davis Construction Co.

(Address) 731 Middle Street

Montevallo AL 35115

*****MINIMUM VALUE: \$5,000.00*****

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION--- (\$1.00) ---DOLLARS

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

JOHN WILLIAM MORRIS, JR. and wife THERESA B. MORRIS

(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 19, Block 2, according to the map of Norwick Forest, Third Sector-Second Phase as
recorded in Map Book 23, Page 121 in Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- 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.
- Easement to Southern Natural Gas recorded in Deed Book 212, Page 313 in Probate Office.
- Right of way to Shelby County as recorded in Deed Book 280, Page 333.
- 35-foot building set back line from Newgate Road as shown on recorded map.
- 5-foot easement on South side of said lot and 10-foot easement on East side of said lot as shown on recorded map.

THIS PROPERTY IS BEING CONVEYED FOR CONSTRUCTION PURPOSES,
WITH THE INTENT OF RE-CONVEYANCE TO GRANTORS, UPON
COMPLETION OF CONSTRUCTION.

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 1st
day of Sept, 19 99

(Seal)

(Seal)

(Seal)

John William Morris Jr.
JOHN WILLIAM MORRIS, JR.
Theresa B. Morris
THERESA B. MORRIS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

} General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

JOHN WILLIAM MORRIS, JR. and wife, THERESA B. MORRIS

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 1st day of September, 19 99March 27, 2001

My Commission Expires:

Theresa B. Morris
Notary Public

Inst. # 1999-3778
09/09/1999-3778
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 9.50