

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
James F. Davies
Michael H. Robertson

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **SHEILA SALSER, an unmarried woman**, as Devisee under the Will of Boyd Salser, Deceased, Probate Case No. 34-055 (herein referred to as grantor) do grant, bargain, sell and convey unto **JAMES F. DAVIES and MICHAEL H. ROBERTSON** (herein referred to as GRANTEE), as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1, West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet to the point of beginning; thence turn a deflection angle to the left of 89°49'00" and run in a Westerly direction for a distance of 64.02 feet to a point on the Westerly right of way line of Old Highway 280; thence turn an interior angle to the left of 86°06'00" and run in a Northerly direction along said right of way line for a distance of 104.74 feet; thence turn an interior angle to the left of 93°55'00" and run in an Easterly direction for a distance of 240.00 feet; thence turn an interior angle to the left of 86°06'00" and run in a Southerly direction for a distance of 104.74 feet; thence turn an interior angle to the left of 93°54'00" and run in a Westerly direction for a distance of 175.98 feet to the point of beginning.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Rights claimed under the gas and oil mining lease recorded in Deed Book 68, Page 383, transferred by transfer recorded in Deed Book 68, Page 570 and extended in Deed Book 76, Page 270.
3. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 109, Page 70; Deed Book 109, Page 71 and Deed Book 136, Page 364.
4. Right of way granted to Shelby County as recorded in Deed Book 95, Page 503.
5. Less and except any part of subject property lying within the right of way of a public road.
6. Easement for ingress and egress and utilities set out in Book 320, Page 49.
7. Maintenance Agreement recorded in Instrument #1996-12346 as assigned in Instrument #1996-12351.

The entire consideration hereinabove was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of September, 1999.

X Sheila Salser

SHEILA SALSER

As Devisee under the Will of
Boyd Salser, deceased,
Probate Case #34-055

STATE OF ALABAMA

COUNTY OF JEFFERSON

On this 22 day of September, 1999, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that **Sheila Salser, an unmarried woman**, as Devisee under the Will of Boyd Salser, Deceased, Probate Case #34-055, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 22 day of September, 1999.

Notary Public

My Commission expires: 5/15/2001

AFFIX SEAL

Inst # 1999-39806

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