

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 d/b/a  
(Name) WAYNE DAVIS CONSTRUCTION CO.  
(Address) 731 Middle Street  
Montevallo, AL 35115

### Warranty Deed

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND and 00/100, (\$15,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the  
receipt whereof is acknowledged, I or we, BUCK CREEK CONSTRUCTION, L.L.C.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
PHILLIP WAYNE DAVIS, d/b/a 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 77, according to "Indian Highlands", Third Sector, as shown by map recorded in Map Book 6, Page 28,  
in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

#### SUBJECT TO:

- Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.
- 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.
- 40-foot building set back line from Comanche as shown on recorded map of said subdivision.
- Utility easements as shown on recorded map of said subdivision.
- Restrictive covenants and conditions as recorded in Misc. Book 9, Page 208 in Probate Office of Shelby County, Alabama.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 285, Page 797 in Probate Office.
- Easements regarding underground cables recorded in Misc. Book 9, Page 244 in Probate Office.
- Agreement with Alabama Power Company as recorded in Misc. Book 9, Page 461 in Probate Office.
- PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$102,800.00.

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 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  
28<sup>th</sup> day of Sept., 19 99.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

BUCK CREEK CONSTRUCTION, L.L.C.  
*Chris Williams* (Seal)  
By: Chris Williams (Seal)  
Its: Member/Manager

STATE OF ALABAMA )  
SHELBY COUNTY )

#### ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHRIS WILLIAMS, whose name(s) as Member/Manager for BUCK CREEK CONSTRUCTION, LLC 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, in his capacity as such Member/Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of Sept. 19 99

9/13/2001  
My Commission Expires

*Dr. A. B. [Signature]*  
Notary Public

Inst # 1999-40842

09/30/1999-40842  
12:48 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
9.50  
991 CJI