

This instrument was prepared by:
Martin, Rawson, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Send Tax Notice:
Douglas Dickinson
2906 Lake Heather Drive
Birmingham, Alabama 35242

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
Jefferson County

Know All Men By These Presents,

That in consideration of Three Hundred Ten Thousand Five Hundred Fifty-Five and 54/100 Dollars (\$310,55.54) and other good valuable consideration to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we/I,

PAUL E. DAVIS AND PATRICK W. DAVIS, JR., AS EXECUTORS OF THE ESTATE OF FRANCES W. DAVIS, DECEASED, CASE NO. 165828

(herein referred to as grantors) do grant, bargain, sell and convey unto

DOUGLAS DICKINSON AND BARBARA DICKINSON, HUSBAND AND WIFE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

See attached "Exhibit A" for legal description.

Said property does not constitute grantors' homestead.

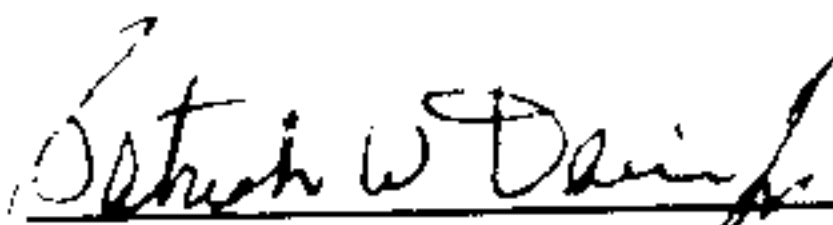
Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I/we are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will any 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, the said undersigned have hereunto subscribed their names on this the 25th day of October, 1999.


Paul E. Davis, as Executor of the
Estate of Frances W. Davis, Deceased,
Case No. 165828


Patrick W. Davis, Jr., as Executor of the
Estate of Frances W. Davis, Deceased,
Case No. 165828

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Paul E. Davis and Patrick W. Davis, Jr., as Executors of the Estate of Frances W. Davis, Deceased, Case No. 165828, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Executors, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 25th day of October, 1999.


Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 1, 2001

Inst # 1999-44208
10/27/1999-44208
10:26 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
302.00

EXHIBIT A

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commencing at the NW corner of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 90 deg. 00 min. 00 sec. East along the North boundary line of said Section for a distance of 1342.59 feet; thence South 2 deg. 24 min. 52 sec. East, a distance of 3422.70 feet to the South right of way line of U. S. Highway No. 280 for the point of beginning; thence continuing South a distance of 28.28 feet; thence North 89 deg. 29 min. 12 sec. East a distance of 598.00 feet; thence South 2 deg. 24 min. 52 sec. East, a distance of 592.67 feet to the North right of way line of the Seaboard Coastline Railroad; thence North 84 deg. 31 min. 56 sec. East along said railroad right of way line for a distance of 39.41 feet; thence North 17 deg. 49 min. 33 sec. East a distance of 210.00 feet; thence North 84 deg. 35 min. 00 sec. East, a distance of 420.00 feet to the West right of way line of Shelby County Road No. 51 and the point of curvature of a tangent curve concave to the Southeast having a radius of 1054.48 feet, a central angle of 16 deg. 54 min. 30 sec., and a chord of 310.06 feet bearing North 32 deg. 01 min. 32 sec. East; thence Northeast along said curve, a distance of 311.19 feet; thence North 1 deg. 48 min. 56 sec. West a distance of 251.63 feet to the South right of way line of U. S. Highway No. 280; thence South 83 deg. 41 min. 30 sec. West along said highway right of way line for a distance of 1262.20 feet to the point of curvature of a tangent curve concave to the North having a radius of 15625.22 feet, a central angle of 0 deg. 10 min. 31 sec., and a chord of 47.83 feet bearing South 85 deg. 14 min. 35 sec. West; thence West along said curve, a distance of 47.83 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst. # 1999-44208

10/27/1999-44208
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 322.00