

Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:

512 FIELDSTONE DR
HELENA AL 35080

\$101,925.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred One Thousand Nine Hundred Twenty Five and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Phillip Wayne Davis DBA Wayne Davis Construction, an Alabama Sole Proprietorship, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Michael Hain, a single person, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached legal description which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$76,000.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall,

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warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by Wayne Davis its on this the 24th day of MARCH, 2000.

Phillip Wayne Davis DBA Wayne Davis Construction


 Phillip Wayne Davis

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Wayne Davis as of Phillip Wayne Davis DBA Wayne Davis Construction is 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 24th day of MARCH, 2000.


 Notary Public

My Commission Expires:



All of the NW 1/4 of the SW 1/4 of the NW 1/4 and all of the SW 1/4 of the SW 1/4 of the NW 1/4 lying Northwest of the centerline of a 30 foot perpetual easement for ingress and egress as described and shown hereon, of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama.

ALSO, Easement/Right of Way Description:

A 30 foot perpetual Easement and Right of Way for Ingress and Egress situated in the South 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, the centerline of which is more particularly described as follows:

Beginning at the NE corner of the North 1/2 of the NE 1/4 of the SE 1/4 of Section 8, Township 22 South, Range 3 West, and run North 35 deg. 39 min. 06 sec. East for a distance of 278.42 feet to a point; thence run North 23 deg. 31 min. 06 sec. East for a distance of 209.71 feet to a point; thence run North 57 deg. 53 min. 06 sec. East for a distance of 140.0 feet to a point; thence run North 23 deg. 49 min. 24 sec. East for a distance of 202.91 feet to a point; thence run North 36 deg. 20 min. 01 sec. East for a distance of 150.69 feet to a point; thence run North 89 deg. 39 min. 05 sec. East for a distance of 48.69 feet to the point of ending of that certain 30 foot perpetual easement and right of way established by Civil Action E708-75 in Shelby County, Alabama, Civil Court on October 3, 1975 and being further identified on a survey by B & N Surveying, Inc. of February 24, 2000.

ALSO, A 30 foot perpetual easement and right of way for ingress and egress granted by the Circuit Court in Shelby County dated October 3, 1975, Civil Action E708-75. Description of easement is as follows: A portion of the S 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commencing at the SE corner of said subdivision of said Section; thence North 11 chains and 77 links to a post; thence West and parallel with the South line of said subdivision of said Section to a point on the West right of way line of Shelby County Highway No. 15, which is the point of beginning of the 30 feet easement and right of way herein conveyed; thence continue along said course to a post on the East line of the W 1/2 of the SW 1/4 of the NW 1/4 of said Section 9; thence run South along the East line of said 20 acres for a distance of 30 feet to a point; thence run East and parallel with the South line of said subdivision of said Subdivision to a point on the West right of way line of Shelby County Highway No. 15; thence run in a Northerly direction along said West right of way line to the point of beginning, being situated in Shelby County, Alabama.

This easement is subject to the Order of the Circuit Court of Shelby County, Alabama dated September 20, 1994, Civil Action CV 93-689, specifying the agreement of the use of the easement.

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SHELBY COUNTY JUDGE OF PROBATE
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