

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
163 Doster Drive
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seven Thousand Five Hundred and no/100 DOLLARS (\$107,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **Phillip Wayne Davis d/b/a Wayne Davis Construction Co.** (herein referred to as GRANTOR, whether one or more) do/does grant, bargain, sell and convey unto **Seth E. Rickles** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 11, in Block 1, Map of Southmont in the Town of Montevallo, Alabama, according to the map as recorded in Map Book 4, Page 46, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easements, Restrictions and Rights-of-Way of Record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

\$86,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

02/05/2001-04102
12:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 38.50

Inst # 2001-04102

FNBSC

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
2nd day of February, 2001.

PHILLIP WAYNE DAVIS
d/b/a **WAYNE DAVIS CONSTRUCTION CO.**


by: **Phillip Wayne Davis**

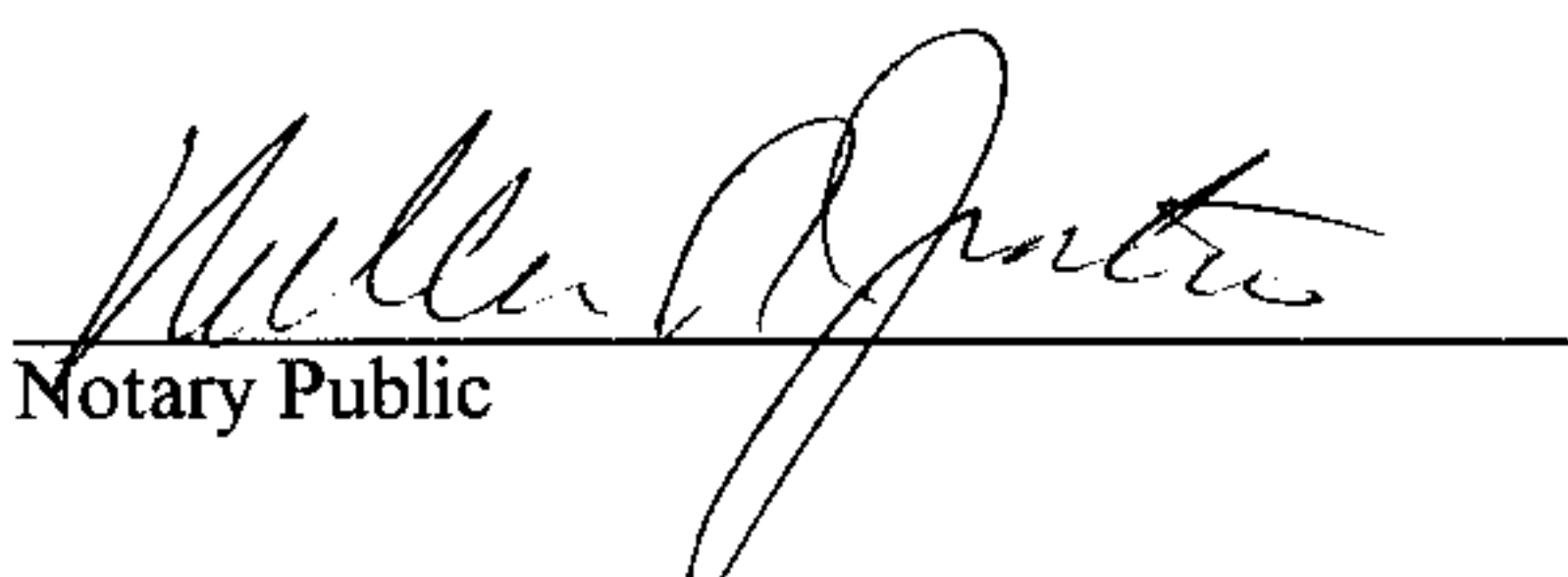
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Phillip Wayne Davis , a married man, d/b/a Wayne Davis Construction Co.**, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2001.




Notary Public

Inst # 2001-04102

02/05/2001-04102
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