

Send tax notice to:

Roberta A. Washburn
752 3rd Street NE
Alabaster, AL 35007

This instrument prepared by:

Stewart National Title, Inc.
3595 Grandview Parkway, Ste 350
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Eight Thousand Nine Hundred and no/100 Dollars (\$88,900.00), in hand paid to the undersigned Terry W. Davis, a married man, Patricia D. Davis, an unmarried woman, and Laura A. Davis Beatty and husband, Curtis Beatty, (hereinafter referred to as the "Grantors") by Roberta A. Washburn, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Whitestone Townhomes, Phase One, as corrected and re-recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. 20 foot minimum building setback line from White Stone Drive as shown by recorded map.
3. Restrictive covenants as set forth in instrument #1997-3296 in the Probate Office of Shelby County, Alabama.

Inst # 2001-18193

05/08/2001-18193
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 49.00

4. Right of way to South Central Bell Telephone Co. as set forth in Deed Book 292, page 620, in the Probate Office of Shelby County, Alabama.
5. Terms, agreements and rights-of-way to Alabama Power Company as set forth in Instrument #1997-19423, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants, Restrictions Easements, rights and liens as set forth in Instrument #1997-3296, in the Probate Office of Shelby County, Alabama.
7. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to, roof, foundation, party walls, walkway and entrance.
8. Right of way granted to Alabama Power Company as set forth in Deed Book 133, page 82, in the Probate Office of Jefferson County, Alabama.
9. Easements to AT&T as set forth in Deed Book 109, page 191, in the Probate Office of Shelby County, Alabama.
10. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

(\$60,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

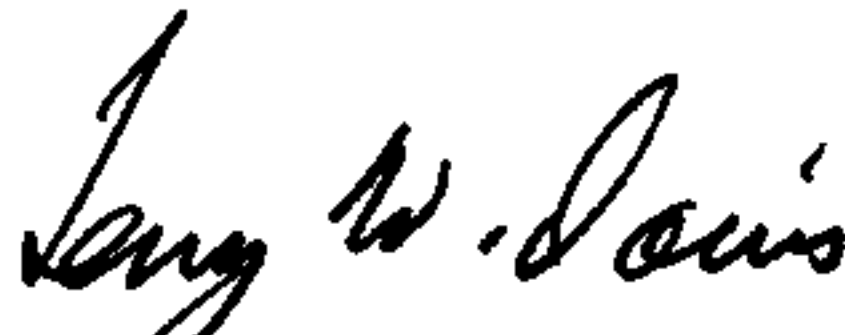
The above described property does not constitute the homestead of Terry W. Davis, grantor herein, nor that of his spouse.

(Laura A. Davis Beatty herein is one and the same person as Laura A. Davis.)

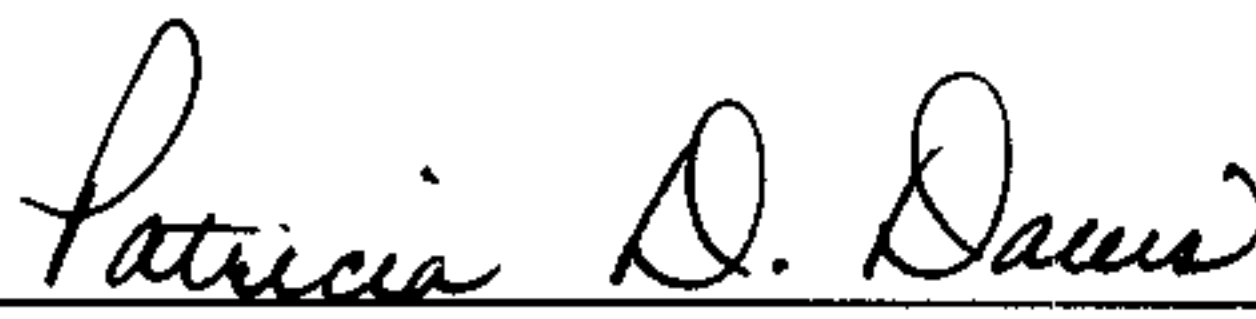
TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 27th day of April, 2001.



Terry W. Davis



Patricia D. Davis



Laura A. Davis Beatty



Curtis Beatty

STATE OF ALABAMA

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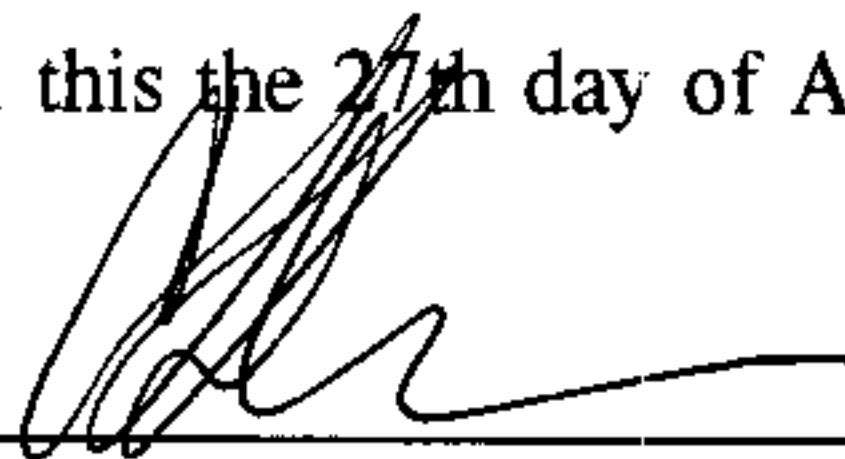
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Terry W. Davis, a married man, Patricia D. Davis, an unmarried woman, and Laura A. Davis Beatty and husband, Curtis Beatty, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 2001.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 9-9-03

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