

PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

SEND TAX NOTICE TO:  
JJ & D, INC.  
5300 WOODFORD DRIVE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

Inst # 2001-29117

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

07/13/2001-29117  
10:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 CH 264.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, JOHNNY W. DAVIS and wife, VERONICA DIANE DAVIS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JJ & D, INC., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

**PARCEL I:**

Commence at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, and run Westerly along said 1/4-1/4 line a distance of 500.00 feet; thence deflect right 90 deg. 36 min. 12 sec. and run in a Northeasterly direction for a distance of 652.24 feet to the point of beginning; thence deflect right 00 deg. 26 min. 37 sec. and run in a Northeasterly direction for a distance of 535.17 feet to a point on the Southerly right of way line of Old U. S. Highway 280; thence deflect right 94 deg. 00 min. 00 sec. and run Southeasterly along said right of way line a distance of 150.36 feet; thence deflect right 05 deg. 34 min. 33 sec. and run Southeasterly along said right of way line a distance of 101.50 feet; thence deflect right 80 deg. 14 min. 32 sec. and run Southwesterly a distance of 507.00 feet; thence deflect right 90 dg. 00 min. 00 sec. and run Northwesterly a distance of 251.69 feet to the point of beginning.

**PARCEL II:**

Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 18 South, Range 01 West, and run Westerly along said 1/4-1/4 line a distance of 500.00 feet to the point of beginning; thence continue along last described course a distance of 300.59 feet; thence deflect right 90 deg. 56 min. 07 sec. and run in a Northeasterly direction for a distance of 800.00 feet; thence deflect right 89 deg. 42 min. 32 sec. and run in a Northeasterly direction for a distance of 300.00 feet; thence deflect right 90 deg. 36 min. 48 sec. and run in a Southwesterly direction for a distance of 145.49 feet; thence deflect left 00 deg. 26 min. 37 sec. and run in a Southwesterly direction for a distance of 652.24 feet to the point of beginning.

**PARCEL III:**

Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 18 South, Range 1 West, and run Westerly along said 1/4-1/4 line a distance of 500.00 feet; thence deflect right 90 deg. 36 min. 12 sec. and run in a Northeasterly direction for a distance of 652.24 feet; thence deflect right 90 deg. 15 min. 42 sec. and run in a Northeasterly direction for a distance of 251.69 feet to the point of beginning; thence deflect left 90 deg. 00 min. 00 sec. and run in a Northwesterly direction for a distance of 507.00 feet to the Southerly right of way of Old U. S. Highway 280; thence deflect right 102 deg. 36 min. 08 sec. and run Northeasterly along said right of way line a distance of 53.17 feet; thence deflect right 77 deg. 25 min. 45 sec. and run Southeasterly a distance of 495.40 feet; thence deflect right 89 deg. 58 min. 06 sec. and run Northwesterly a distance of 51.62 feet to the point of beginning.

**PARCEL V:**

Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 18 South, Range 1 West, and run Westerly along said 1/4-1/4 line a

distance of 200.00 feet to the point of beginning; thence continue along same described course for a distance of 300.00 feet; thence deflect right 90 deg. 36 min. 12 sec. and run in a Northeasterly direction for a distance of 652.24 feet; thence deflect right 90 deg. 15 min. 42 sec. and run in a Northeasterly direction for a distance of 303.31 feet; thence deflect right 90 deg. 01 min. 54 sec. and run in a Southwesterly distance for a distance of 647.70 feet to the point of beginning.

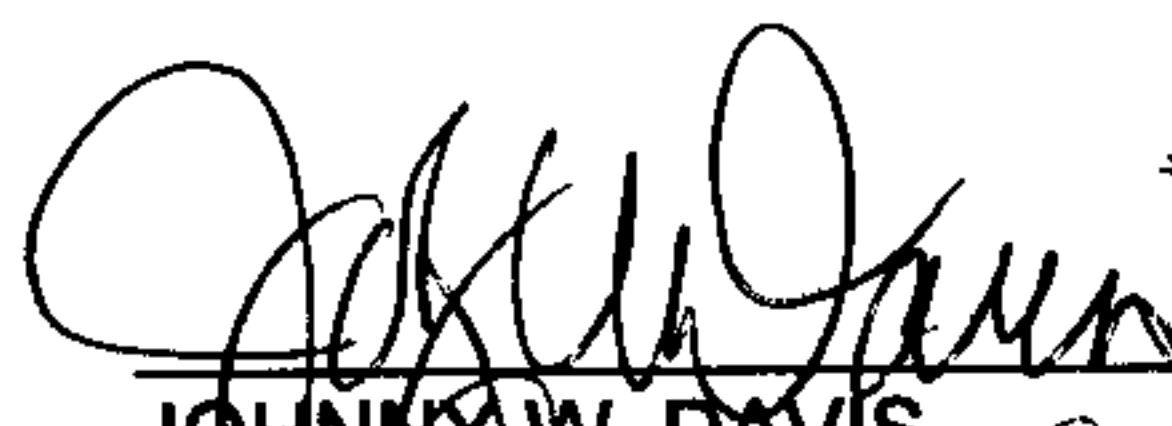
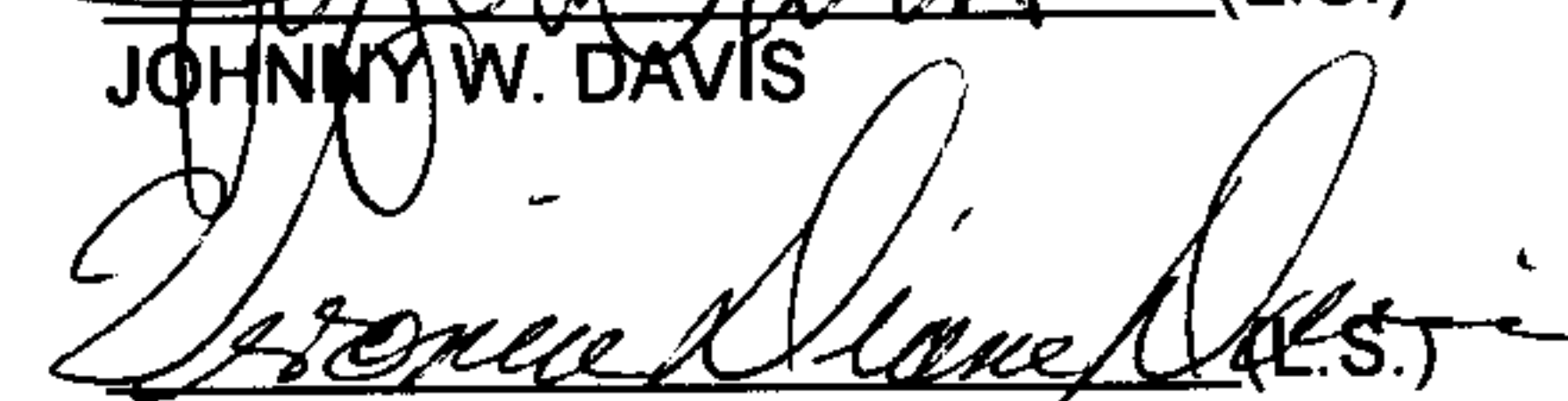
**SUBJECT TO:**

1. Taxes for the year 2001, which are a lien but not yet due and payable until October 1, 2001.
2. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95, Page 519 in Probate Office.
3. Easement(s) to South Central Bell as shown by instrument recorded in Real 215, Page 408 and Real 17, Page 967 in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of 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 as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18TH day of APRIL, 2001.

 (L.S.)  
JOHNNY W. DAVIS  
 (L.S.)  
VERONICA DIANE DAVIS

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHNNY W. DAVIS and wife, VERONICA DIANE DAVIS, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18TH day of APRIL, 2001.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 31, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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10:18 AM CERTIFIED

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