

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
James F. Davies
PO BOX 381443
BHAM AL 35238

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO 100THS# (\$500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James F. Davies, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **James F. Davies and Michael H. Robertson, tenants in common** (hereinafter referred to as GRANTEEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

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

JF This property is not homestead of the grantor as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of November, 2001.

James F. Davies
James F. Davies

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James F. Davies, a married man whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of December, 2001.

Courtney H. Mason, Jr.
NOTARY PUBLIC

My Commission Expires: 3/5/02

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2002

Inst # 2001-53460

12/08/2001-53460
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.50

2001-53460

EXHIBIT "A"

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 164.74 feet to the point of beginning; thence continue last described course for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Southerly direction for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in a Westerly direction for a distance of 220.00 feet to the point of beginning.

JF

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