

This Instrument was prepared by:
Edwin M. Van Dall Jr., Attorney
1822 Cogswell Avenue

SEND TAX NOTICE TO:

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED (Joint Tenants W/Right of Survivorship)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar (\$1.00), and other valuable consideration to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, **I, Carla Dianne Davis, a single woman** (Herein referred to as grantor) do grant, bargain, sell and convey unto **Tommy Webster and Wife Carol Webster** (Herein referred to as grantees), together with every contingent remainder and right of reversion, and upon the death of either of them, then to the survivor of them, in fee simple, the following described real estate situated in Shelby County Alabama, to wit:

All of Grantor's undivided one half (½) interest in and to the following described property:

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 13, Township 19, Range 2 East, thence North 00 degrees 01'00" West a distance of 200.42 feet to **The point of beginning**; thence North 00 Degrees 01' 00" West a distance of 200.42 feet; thence North 86 Degrees 04' 00" East a distance of 1286.79 feet; thence North a distance of 140.00 feet; thence South 89 degrees 19' 00" East a distance of 1299.95 feet; thence South 1 degree 28' 00" East a distance of 147.69 feet; thence South 89 degrees 49' 00" West a distance of 1297.94 feet; thence South a distance of 190.0 feet; thence South 86 degrees 50' 00" West a distance of 1291.40 Feet to the point of beginning.

LESS AND EXCEPT: AN easement for ingress and egress 15.0 feet in width, beginning at the most southerly boundary line of the tract herein described and running North a distance of 1276.40 feet, the most Westerly boundary line of which is located 15.0 feet east of the most Westerly boundary line of the tract hereinabove described. **ALSO LESS AND EXCEPT** any part of a public road.

Description furnished by Grantors herein.

Preparer of this document makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises, or the accuracy and completeness of any purported legal descriptions hereinabove. Grantees further, by execution of this instrument, acknowledge that they have furnished to preparer the descriptions herein, and agree that they, and their successors, heirs and assigns, hold preparer harmless for any warranties, representations, assertions, and which may arise from these descriptions, and further, Grantor's their, Heirs, Successors and assigns, acknowledge that they do not rely, in whole or any part, on the actions taken by preparer in the preparation or creation of this particular instrument.

To Have and To Hold to the said grantee, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (We) do for Myself (Ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (We are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunder set my (our) hand(s) and seal(s) this 28 day of April, 2003.

Signed, sealed and delivered in our presence:

Carla Dianne Davis
CARLA DIANNE DAVIS

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and

State personally appeared, **Carla Dianne Davis**, who
acknowledged the execution of the foregoing Warranty
Deed, and who, having been duly sworn, stated that any
representations therein contained are true.

Witness my hand and Notarial Seal this 28 day of
April, 2003.



Notary Public

My Commission Expires: My Commission Expires February 27, 2006