

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130


(Name) Jan A. Midgley

(Address) 234 Oak Tree Trail
Wilsonville, AL 35186

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas


20030618000382940 Pg 1/1 31.00
Shelby Cnty Judge of Probate, AL
06/18/2003 13:19:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Thousand and no/100----- **DOLLARS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Tommy Davis and wife, Patricia Ann Davis

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Jan A. Midgley

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East, being a capped pipe found in place; thence run Northerly along the East boundary of said Quarter-Quarter section for 710.90 feet to a pipe found in place, being the point of beginning of the parcel herein described; thence continue along the last described course for 226.00 feet to an iron set; thence turn a deflection angle of 95 degrees 29 minutes to the left and run Westerly for 580.80 feet to an iron set; thence turn a deflection angle of 84 degrees 31 minutes to the left and run southerly for 226.00 feet to a pipe found in place; thence turn a deflection angle of 95 degrees 29 minutes to the left and run Easterly for 580.80 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the SE 1/4, Section 23, Township 20 South, Range 1 East, Shelby County, Alabama.

According to survey of John Gary Ray, RLS #12295, dated May 21, 2003.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

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

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, we have hereunto set our hand(s) and seal(s), this 2nd
day of June, 2003.

_____(Seal)

Tommy Davis (Seal)
Tommy Davis

_____(Seal)

_____(Seal)

_____(Seal)

Patricia Ann Davis (Seal)
Patricia Ann Davis

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tommy Davis and wife, Patricia Ann Davis whose name s 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June A. D., 20 03.

Just I. Pearson
Notary Public.