

This instrument was prepared by
Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Brad W. Davis and Kelli F. Davis

(Address) 206 Carter Way
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND DOLLARS AND 00/100 (\$173,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

KATHLEEN ELIZABETH BRADSHAW GRAHAM, as Personal Representative of the ESTATE OF KENNETH ELWOOD BRADSHAW, Deceased

(herein referred to as grantors) do grant, bargain, sell and convey unto

BRAD W. DAVIS and wife, KELLI F. DAVIS


20031201000778280 Pg 1/2 44.50
Shelby Cnty Judge of Probate, AL
12/01/2003 11:57:00 FILED/CERTIFIED

(herein referred to as GRANTEES for and during their joint lives 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:

Commence at a 5/8" rebar locally accepted as the Southeast corner of the Northeast quarter of the Southeast quarter of Section 4, Township 22 South, Range 3 West; thence run West along the South line of said quarter-quarter section a distance of 1299.368 feet to a 5/8" rebar; thence turn a deflection angle to the right of 33 degrees 04 minutes 24 seconds and run 917.322 feet to an angle iron and also the point of beginning; thence turn a deflection angle to the left of 30 degrees 33 minutes 31 seconds and run 657.939 feet to an angle iron; thence turn a deflection angle to the right of 86 degrees 12 minutes 00 seconds and run 755.789 feet to a 5/8" rebar on the south right of way line of County Road No. 22; thence turn a deflection angle to the right of 88 degrees 47 minutes 04 seconds and run along said right of way line 326.942 feet to the beginning of a curve to the right having a central angle of 02 degrees 17 minutes 07 seconds and a radius of 6044.846 feet; thence along the arc of said curve 241.102 feet to the end of said curve; thence continue along said right of way line a distance of 90.9444 feet to a 5/8" rebar; thence turn a deflection angle to the right of 89 degrees 06 minutes 02 seconds and run 804.940 feet back to the Point of Beginning. Located in the SW 1/4 of said Section 4, Township 22 South, Range 3 West, Shelby County, Alabama. According to the survey of Brad Lucas, dated November 18, 2003.

SUBJECT TO:

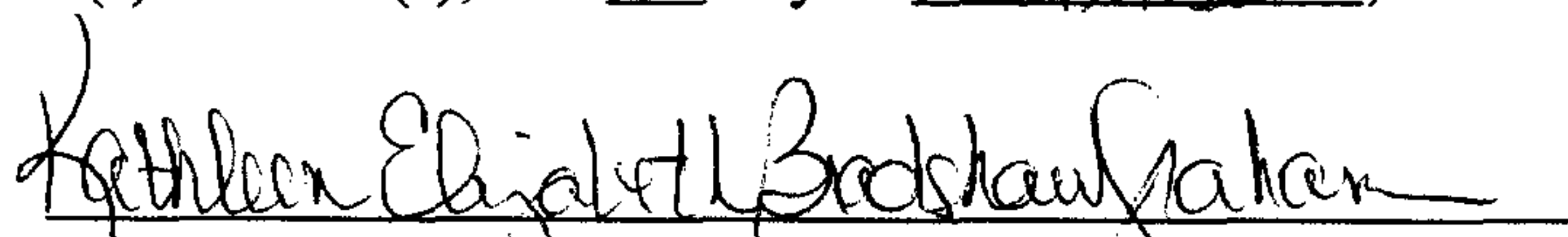
- Taxes for 2004 and subsequent years. 2004 ad valorem taxes are a lien but not due and payable until October 1, 2004.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Any claims which may be filed against the Estate of Kenneth Elwood Bradshaw, deceased, Probate Case No. PR-2003-000294.
- Right of way deed to Shelby County recorded in Deed Book 152, Page 108.
- Transmission line permits to Alabama Power Company recorded in Deed Book 177, Page 376 and Deed Book 228, Page 808.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES IN CONJUNCTION WITH THIS CONVEYANCE, TO THE PEOPLES BANK AND TRUST COMPANY, IN THE SUM OF \$142,500.00.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

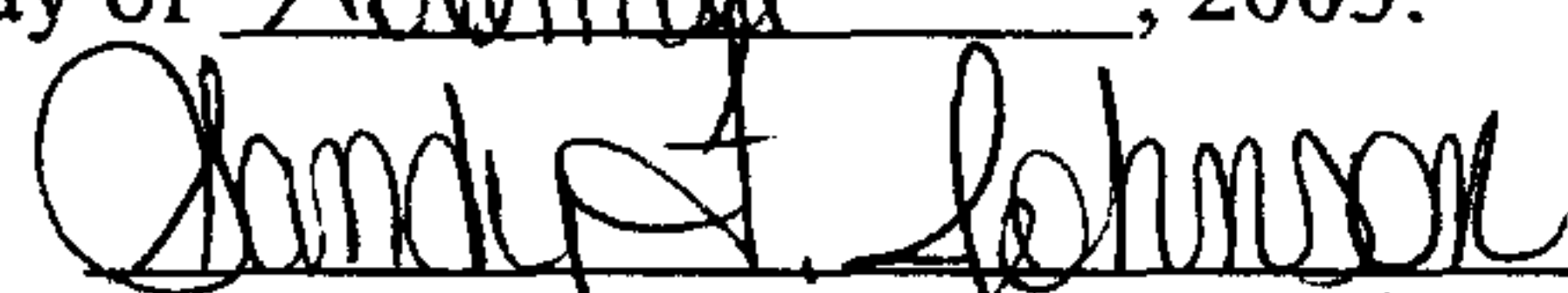
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of November, 2003.


Kathleen Elizabeth Bradshaw Graham, as
Personal Representative of the Estate of
Kenneth E. Bradshaw, Deceased

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Kathleen Elizabeth Bradshaw Graham** whose name as **Personal Representative of the Estate of Kenneth Elwood Bradshaw**, deceased, 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 conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 26th day of November, 2003.


Notary Public
My Commission Expires: 2/13/07