

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Steven W. Davis and Susan P. Davis
1945 River Way Drive
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, JOSEPH R. PEGUES and JULIA L. PEGUES, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEVEN W. DAVIS and SUSAN P. DAVIS, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Joseph R. Pegues is one and the same person as Joseph Raymond Pegues.

Julia L. Pegues is one and the same person as Julie Pegues.

Julia L. Pegues is one and the same person as Julia Lloyd Pegues.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

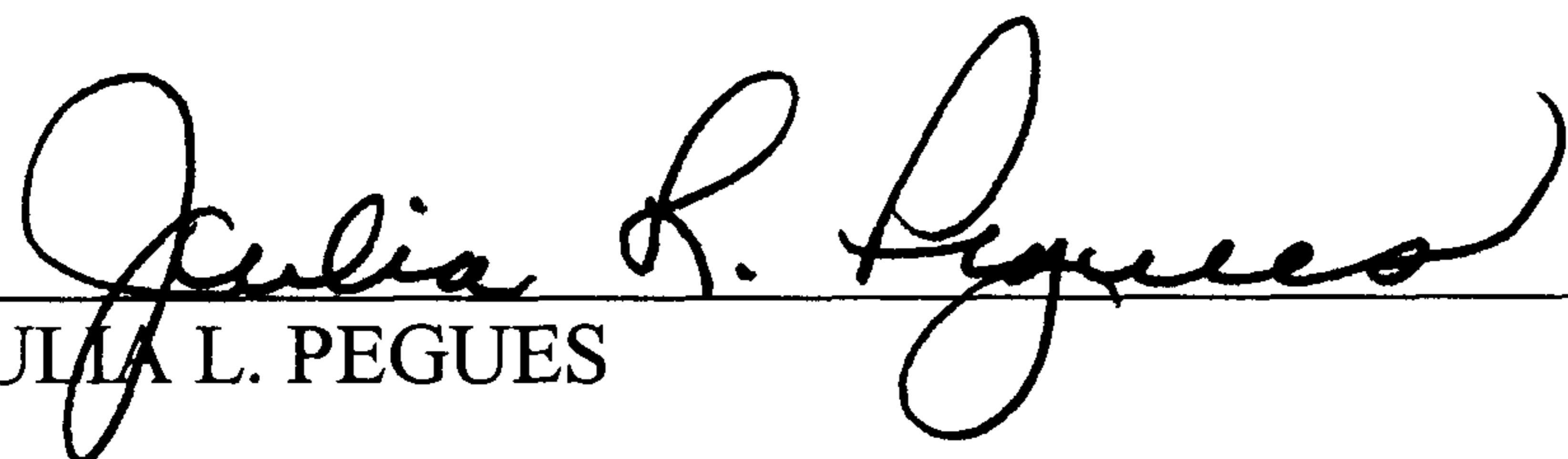
And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

Shelby County, AL 09/01/2006
State of Alabama

Deed Tax: \$50.00

20060901000432090 2/4 \$70.00
Shelby Cnty Judge of Probate, AL
09/01/2006 10:18:20AM FILED/CERT

Dated this 24th day of August, 2006.

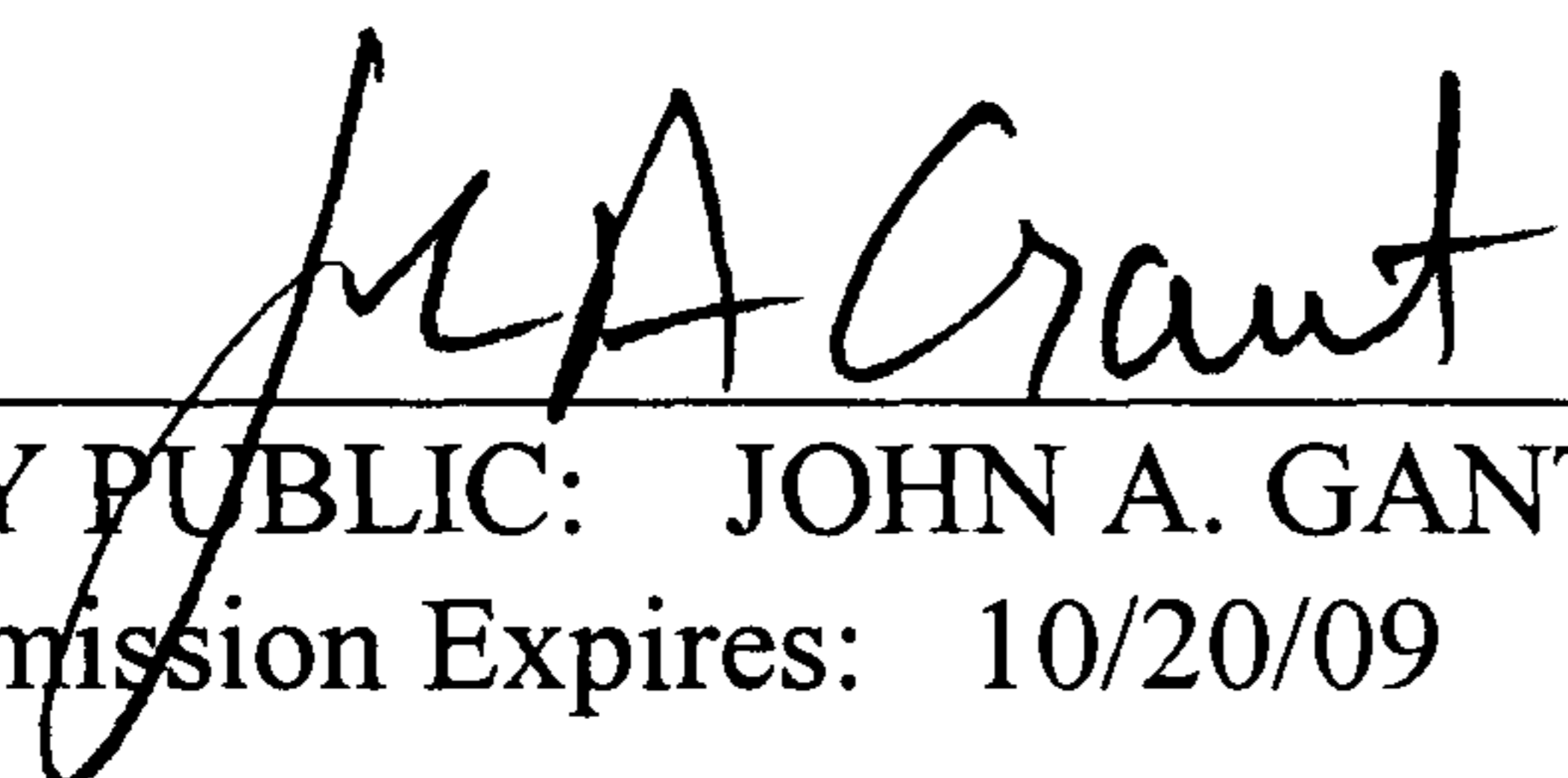


JULIA L. PEGUES

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that JULIA L. PEGUES 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2006.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/09

20060901000432090 3/4 \$70.00
Shelby Cnty Judge of Probate, AL
09/01/2006 10:18:20AM FILED/CERT

Dated this 24th day of August, 2006.

Joseph R. Pegues by Julia L. Pegues, attorney in fact.

JOSEPH R. PEGUES

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that JULIA L. PEGUES, whose name as Attorney-in-Fact for JOSEPH R. PEGUES 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, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2006.

John A. Gant

NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/09



20060901000432090 4/4 \$70.00
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EXHIBIT "A"

PARCEL A:

A parcel of land located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35 and the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 35; thence run West along the North Section line a distance of 135.85 feet; thence turn left 90 degrees 00 minutes 00 seconds a distance of 886.66 feet to a point of beginning; thence turn right 10 degrees 05 minutes 57 seconds a distance of 182.47 feet; thence turn left 112 degrees 34 minutes 55 seconds a distance of 79.11 feet; thence turn right 19 degrees 45 minutes 15 seconds a distance of 108.78 feet to the edge of Lay Lake; thence run along said Lake the following angles and distances: Thence turn left 4 degrees 15 minutes 57 seconds a distance of 38.36 feet; thence turn left 35 degrees 45 minutes 13 seconds a distance of 48.84 feet; thence turn left 41 degrees 52 minutes 50 seconds a distance of 51.75 feet; thence turn left 28 degrees 34 minutes 06 seconds a distance of 46.48 feet; thence turn left 18 degrees 03 minutes 46 seconds a distance of 39.57 feet; thence turn left 42 degrees 20 minutes 14 seconds a distance of 66.17 feet; thence turn right 42 degrees 28 minutes 03 seconds a distance of 7.74 feet; thence turn left 59 degrees 47 minutes 49 seconds leaving the Lake a distance of 147.69 feet to the point of beginning.

There exits a 15 foot non-exclusive easement for the purpose of ingress, egress and utilities along the Northwesterly line of the above described property, (said line being 182.47 feet).

LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

All being situated in Shelby County, Alabama.