



20070719000337840 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
07/19/2007 12:04:21PM FILED/CERT

Send tax notice to:

JON D. DAVIS
184 OAK BRANCH LN
CHELSEA, AL 35043

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2007223

610.000 *[Handwritten signature]*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred and 00/100 Dollars (\$500.00) in hand paid to the undersigned, JAMES S. CLEMMER, JR. and PATRICIA SCOTCH CLEMMER, husband and wife (hereinafter referred to as "Grantor") by JON D. DAVIS and NANCY K. DAVIS, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL A

A PARCEL OF LAND SITAUTED IN THE SE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 1 WEST AND THE NE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE ¼-SW ¼ OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 56' 25" EAST, A DISTANCE OF 439.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 32' 57" WEST, A DISTANCE OF 254.12 TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 6 DEGREES 51; 29: AND BEING SUBTENDEED BY A CHORD WHICH BEARS NORTH 79 DEGREES 30' 49" EAST A DISTANCE OF 47.85 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 47.88 FEET; THENCE NORTH 81 DEGREES 09' 17" EAST A DISTANCE OF 125.11 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 38' 43" AND BEING SUBTENDEED BY A CHORD WHICH BEARS NORTH 81 DEGREES 46' 54" EAST, A DISTANCE OF 39.40 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 39.41 FEET TO A POINT OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 30 DEGREES 35' 53" AND BEING SUBTENDEED BY A CHORD WHICH BEARS NORTH 5 DEGREES 54' 38" WEST A DISTANCE OF 108.18 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 109.48

FEET; THENCE NORTH 18 DEGREES 34' 37" WEST A DISTANCE OF 77.35 FEET
; THENCE NORTH 89 DEGREES 59' 58" WEST, A DISTANCE OF 107.01 FEET;
THENCE NORTH 00 DEGREES 38' 59" EAST, A DISTANCE OF 291.11 FEET;
THENCE SOUTH 89 DEGREES 59' 58" EAST, A DISTANCE OF 53.94 FEET;
THENCE NORTH 0 DEGREES 0' 0" WEST, A DISTANCE OF 25.00 FEET; THENCE
SOUTH 0 DEGREES 0' 0" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 0
DEGREES 0' 0" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89
DEGREES 59' 58" WEST, A DISTANCE OF 51.97 FEET; THENCE NORTH 31
DEGREES 12' 49" WEST, A DISTANCE OF 123.46 FEET, TO A POINT OF A NON
TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 51.21 FEET; TO A
CENTRAL ANGLE OF 91 DEGREES 21' 34", AND SUBTENDED BY A CHORD
WHICH BEARS NORTH 06 DEGREES 03' 17", A DISTANCE OF 73.26 FEET;
THENCE SOUTH 01 DEGREES 06' 42" WEST, A DISTANCE OF 149.77 FEET;
THENCE SOUTH 00 DEGREES 27; 17" WEST, A DISTANCE OF 139.57 FEET TO
THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING WITHIN THE R.O.W. OF PUBLIC ROAD.

ALSO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SE 1/4 -SW 1/4 OF SAID SECTION 35;
THENCE NORTH 00 DEGREES 38' 09" EAST, A DISTANCE OF 670.94 FEET;
THENCE CONTINUE ALONG SAID LINE A DISTANCE OF 85.08 FEET; THENCE
SOUTH 89 DEGREES 57' 33" EAST, A DISTANCE OF 199.63 FEET; THENCE
SOUTH 69 DEGREES 56' 08" EAST, A DISTANCE OF 380.89 FEET; THENCE
SOUTH 29 DEGREES 56' 08" EAST, A DISTANCE OF 145.08 FEET; TO THE
POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE A DISTANCE
OF 214.99 FEET TO A POINT OF A NON TANGENT CURVE TO THE LEFT, SAID
CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 27
DEGREES 33' 38" AND BEING SUBTENDED BY A CHORD WHICH BEARS
SOUTH 24 DEGREES 03' 28" WEST A DISTANCE OF 190.56 FEET; THENCE IN A
SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 192.41
FEET; THENCE SOUTH 10 DEGREES 57' 39" WEST, A DISTANCE OF 117.05
FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT,
SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF
29 DEGREES 32' 16" AND BEING SUBTENDED BY A CHORD WHICH BEARS
SOUTH 3 DEGREES 48' 29" EAST A DISTANCE OF 50.98 FEET; THENCE IN A
SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE 51.55 FEET;
THENCE SOUTH 18 DEGREES 34' 37" EAST, A DISTANCE OF 75.49 FEET TO A
POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00
FEET AND A CENTRAL ANGLE OF 28 DEGREES 15' 27" AND BEING
SUBTENDED BY A CHORD WHICH BEARS SOUTH 6 DEGREES 49' 56" EAST, A
DISTANCE OF 122.02 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG
THE ARC OF SAID CURVE 123.30 FEET; TO THE POINT OF CURVE OF A NON
TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 400.00
FEET AND A CENTRAL ANGLE OF 1 DEGREES 26' 35" AND BEING
SUBTENDED BY A CHORD WHICH BEARS NORTH 89 DEGREES 33' 35" WEST,

A DISTANCE OF 10.08 FEET; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 10.08 FEET; TO A POINT OF A CURVE OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 35' 37" AND BEING SUBTENDE BY A CHORD WHICH BEARS NORTH 6 DEGREES 42' 48" WEST, A DISTANCE OF 118.53 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 119.77 FEET; THENCE NORTH 18 DEGREES 34' 37" WEST, A DISTANCE OF 75.49 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 32' 16" AND BEING SUBTENDE BY A CHORD WHICH BEARS SOUTH 3 DEGREES 48' 29" EAST, A DISTANCE OF 56.08 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 56.71 FEET; THENCE NORTH 10 DEGREES 57' 39" EAST, A DISTANCE OF 116.99 FEET TO A POINT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 42' 52" AND BEING SUBTENDE BY A CHORD WHICH BEARS NORTH 18 DEGREES 25' 35" EAST, A DISTANCE OF 116.11 FEET; THENCE NORTH 17 DEGREES 29' 35" WEST, A DISTANCE OF 143.58 FEET; THENCE NORTH 41 DEGREES 18' 38" WEST, A DISTANCE OF 88.70 FEET; THENCE SOUTH 86 DEGREES 59' 24" WEST, A DISTANCE OF 55.19 FEET; THENCE SOUTH 48 DEGREES 43' 47" WEST, A DISTANCE OF 136.56 FEET; THENCE NORTH 41 DEGREES 16' 13" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 48 DEGREES 43' 47" EAST, A DISTANCE OF 138.61 FEET; THENCE NORTH 80 DEGREES 41' 20" EAST A DISTANCE OF 123.52 FEET TO THE POINT OF BEGINNING.

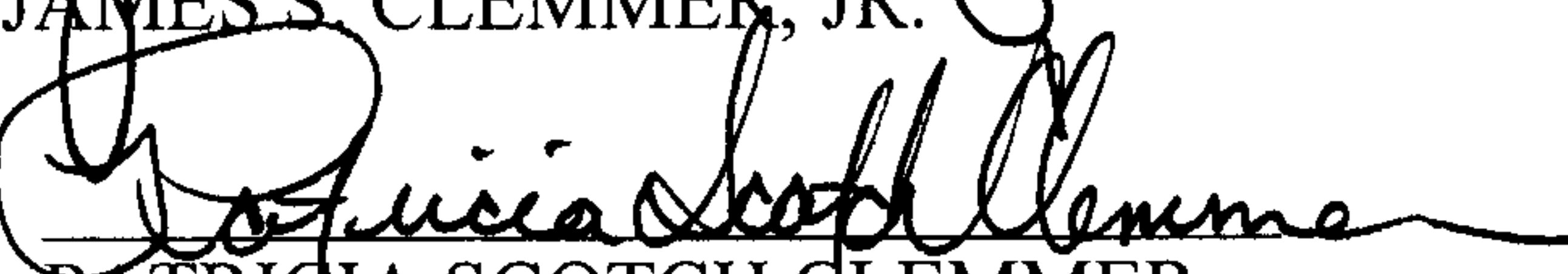
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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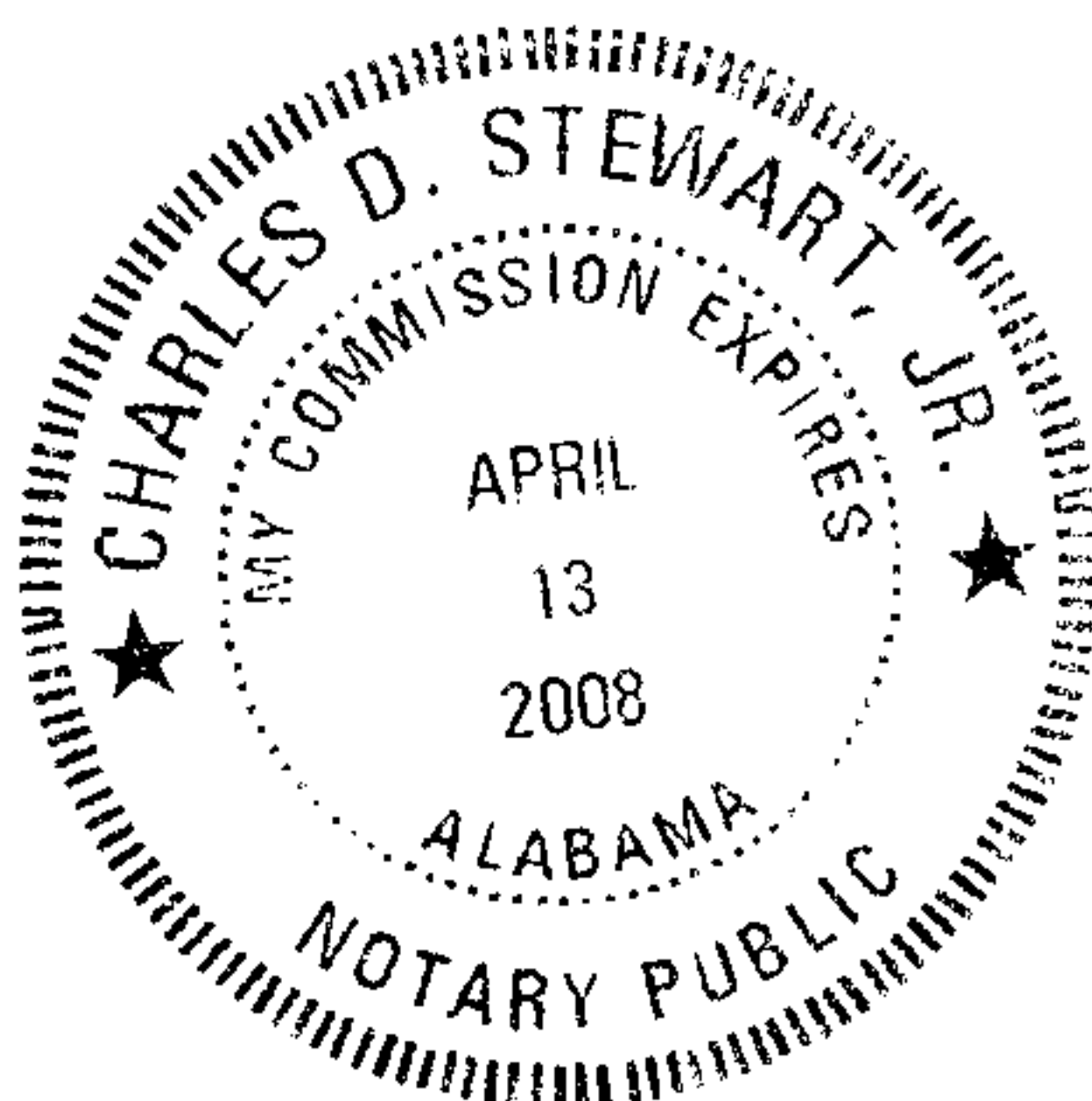
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29th day of May, 2007.

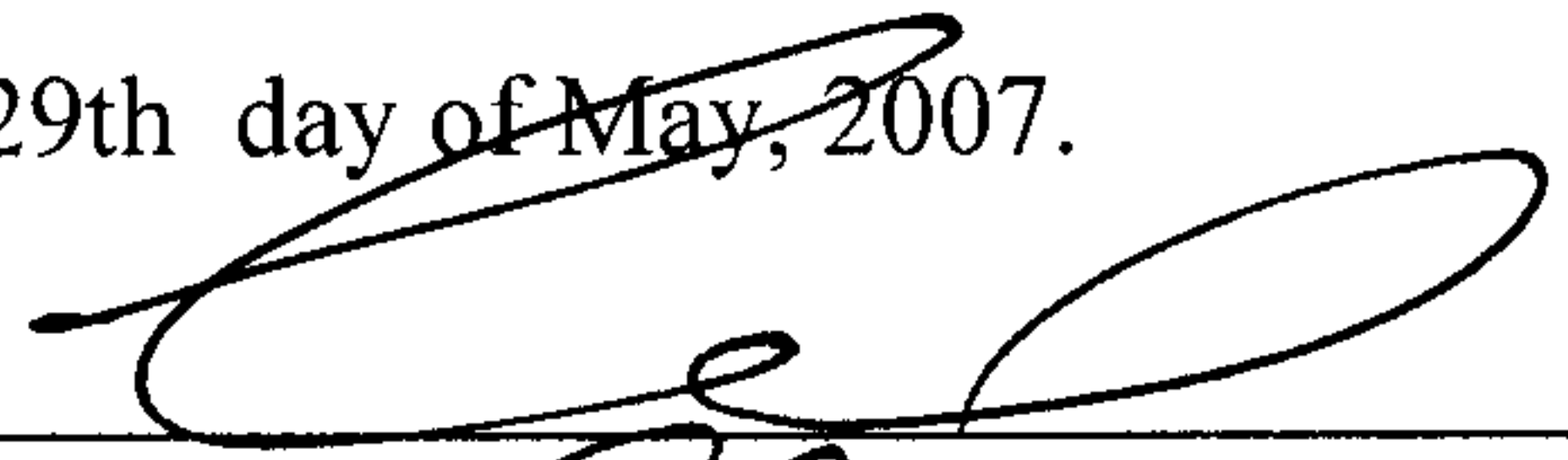

JAMES S. CLEMMER, JR.

PATRICIA SCOTCH CLEMMER

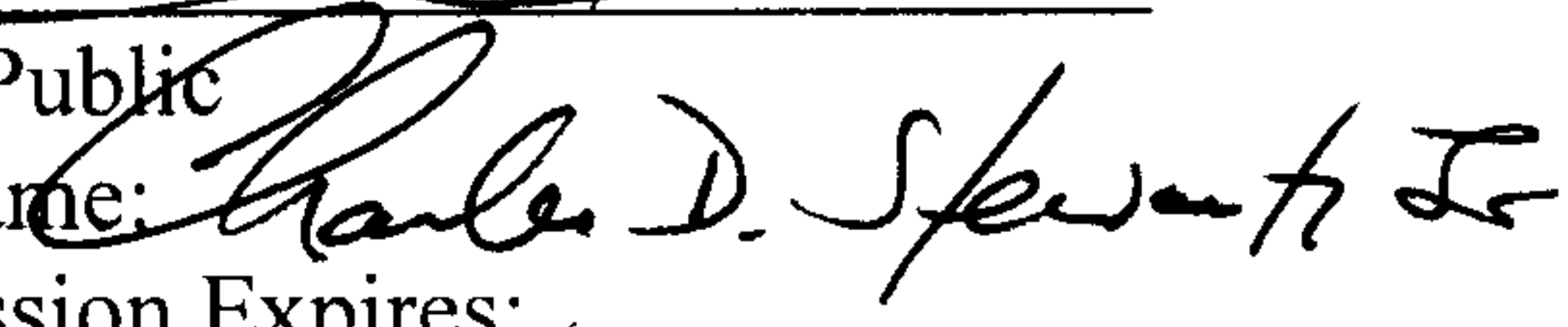
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JAMES S. CLEMMER, JR. and PATRICIA SCOTCH CLEMMER, whose
name(s) is/are signed to the foregoing instrument, and who is/are known to me,
acknowledged before me on this day, that, being informed of the contents of the said
instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2007.




Notary Public

Print Name: 

Commission Expires:

4-13-08

Shelby County, AL 07/19/2007
State of Alabama

Deed Tax: \$10.00