

This instrument was prepared by:
Townes, Woods & Roberts, P.C.
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071
(205) 631-4019

20101006000331430 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
10/06/2010 12:14:26 PM FILED/CERT

Send Tax Notice to:
Davis3, LLC
108 Knoll Crest Drive
Homewood, Alabama 35209

WARRANTY DEED

(Joint Tenants with Right of Survivorship)
(without title opinion)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cecilia D. Foltz, a married woman, Lou Ellyn Bagwell, a married woman and Jamie Smith Fitzwater, an unmarried woman

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

Davis3, LLC

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to wit:

See Exhibit "A attached hereto for legal description of property.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

The above described property is not the homestead of the grantors herein, as referenced in Code Section 6-10-2.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (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 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 have hereunto set my hands and seals this 12th day of August, 2010.

Shelby County, AL 10/06/2010
State of Alabama
Deed Tax : \$5.00

Cecilia D. Foltz
Cecilia D. Foltz

Lou Ellyn Bagwell
Lou Ellyn Bagwell

Jamie Smith Fitzwater
Jamie Smith Fitzwater

STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cecilia D. Foltz, a married woman** whose name(s) 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 12th day of August, 2010.

[Signature]
Notary Public

[SEAL]

STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lou Ellyn Bagwell, a married woman**, whose name(s) 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 12th day of August, 2010.

[Signature]
Notary Public

[SEAL]

STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamie Smith Fitzwater, an unmarried woman**, whose name(s) 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 13 day of August, 2010.

Sonya Faith Crocker
Notary Public State at Large
Expires 2-25-2014

[SEAL]



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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I - Leeds 1 Property

The land is described as follows:

A tract of land situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 200.00 feet to a point; thence turn an interior angle of 88 53' and run to the left in a westerly direction a distance of 200.00 feet to a point; thence turn an interior angle of 91 03' and run to the left in a Southerly direction a distance of

200.00 feet to a point on the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23; thence turn an interior angle of 88 53' and run to the left in a Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 200.00 feet to the point of beginning.

Together with the right of ingress and egress to said property from a 50' unnamed road R.O.W. leading to the home of the grantor and further extending to the Alabama Power Co., R.O.W. and along said Alabama Power Company R.O.W. Further reasonable access to said property from the Alabama Power Co. R.O.W. a more specific route is indicated in the attached survey marked Exhibit B which is attached hereto and made a part hereof.

Parcel II - Leeds 2 Property

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East; thence run South 89 degrees 46' 58" West, along the South line of said quarter-quarter for a distance of 200.05 feet to an iron pin found and the point of beginning; thence run South 89 degrees 24' 44" West for a distance of 200.00 feet; thence run North 01 degrees 36' 48" East for a distance of 200.00 feet; thence run South 01 degrees 36' 40" West, for a distance of 200.01 feet to the point of beginning.



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