

VALUE: _____

SEND TAX NOTICE TO:

Dylan Thomas McDonald

35 Daylilly Drive

Columbiana, AL 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Five Hundred and no/100 Dollar (\$2,500.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Rodney E. Davis**, a married man (herein referred to as Grantor), grant, bargain, sell, and convey unto **Dylan Thomas McDonald** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 West and run thence Westerly along the North line of said 1/4 - 1/4 Section a distance of 903.27 feet to a point on the Easterly right-of-way line of Shelby County Highway No. 47; thence turn a deflection angle of 88 deg. 18 min. 40 sec. left and run Southerly along said right-of-way line a distance of 98.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 250.00 feet to a point; thence turn a deflection angle of 91 deg. 41 min. 20 sec. left and run Easterly a distance of 174.30 feet to a point; thence turn a deflection angle of 88 deg. 18 min. 40 sec. left and run Northerly a distance of 250.00 feet to a point; thence turn a deflection angle of 91 deg. 40 min. 20 sec. left and run Westerly a distance of 174.30 feet to the point of beginning, containing 1.0 acre and subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record or applicable law.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

The above described property constitutes no part of the homestead of Grantor or Grantor's spouse.

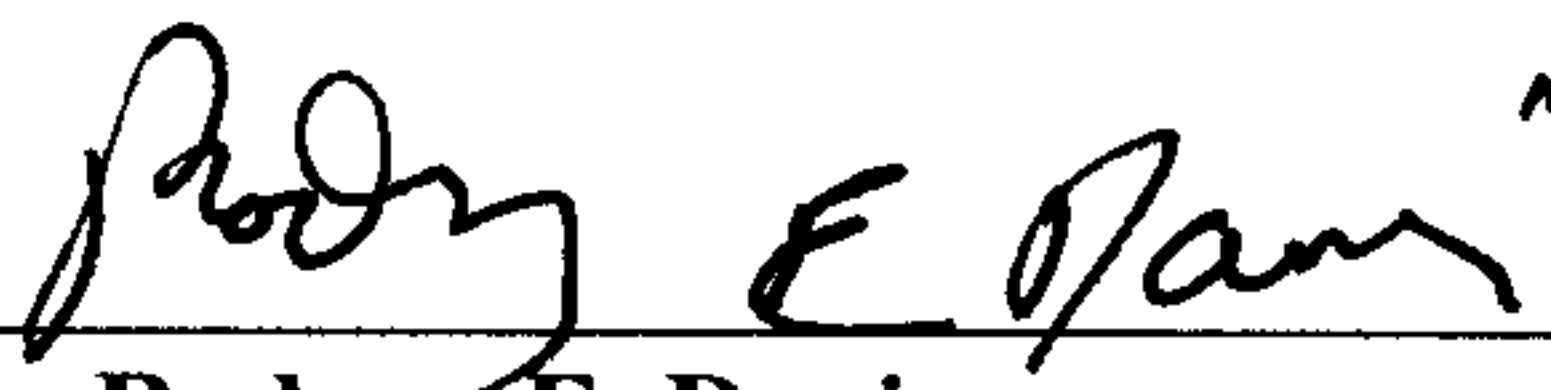
A portion of the purchase price for the above described property is secured by a first Purchase Money Mortgage of even date.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of July, 2011.



Rodney E. Davis (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rodney E. Davis**, a married man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2011.



Notary Public