

Send tax notice to:


DONALD DAVIS  
9074 OLD HWY 280  
CHELSEA, AL, 35043

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2013430

**WARRANTY DEED**

  
20130904000359600 1/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
09/04/2013 12:34:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Nine Thousand and 00/100 Dollars (\$339,000.00) **the amount which can be verified in the sales contract between the two parties** in hand paid to the undersigned, HERBERT WAYNE HARRISON and JEANNIE E HARRISON, HUSBAND AND WIFE **whose mailing address is:** 10 Box 489 Livingston AL 35470 (hereinafter referred to as "Grantors") by DONALD DAVIS and DARLENE DAVIS **whose mailing address is: 9074 Old Hwy 280 Chelsea, AL 35043** (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:

SEE ATTACHED EXHIBIT A .

Shelby County, AL 09/04/2013  
State of Alabama  
Deed Tax: \$10.50

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
4. TRANSMISSION LINE PERMIT(S) GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 102, PAGES 169 AND 170, AND DEED BOOK 123, PAGE 418, IN PROBATE OFFICE.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 13, PAGE 256, IN PROBATE OFFICE.
6. RIGHTS OF OTHERS TO USE 60 FOOT EASEMENT AS SHOWN ON SURVEY BY LARRY CARVER DATED APRIL 2, 1988 AND AS SET OUT IN REAL 75, PAGES 899, 902, AND 905, AND IN SCHEDULE A, HEREIN; ALONG WITH ROAD MAINTENANCE AGREEMENT AS SET OUT IN REAL 75, PAGE 912 IN PROBATE OFFICE.

\$328,830.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of August, 2013.

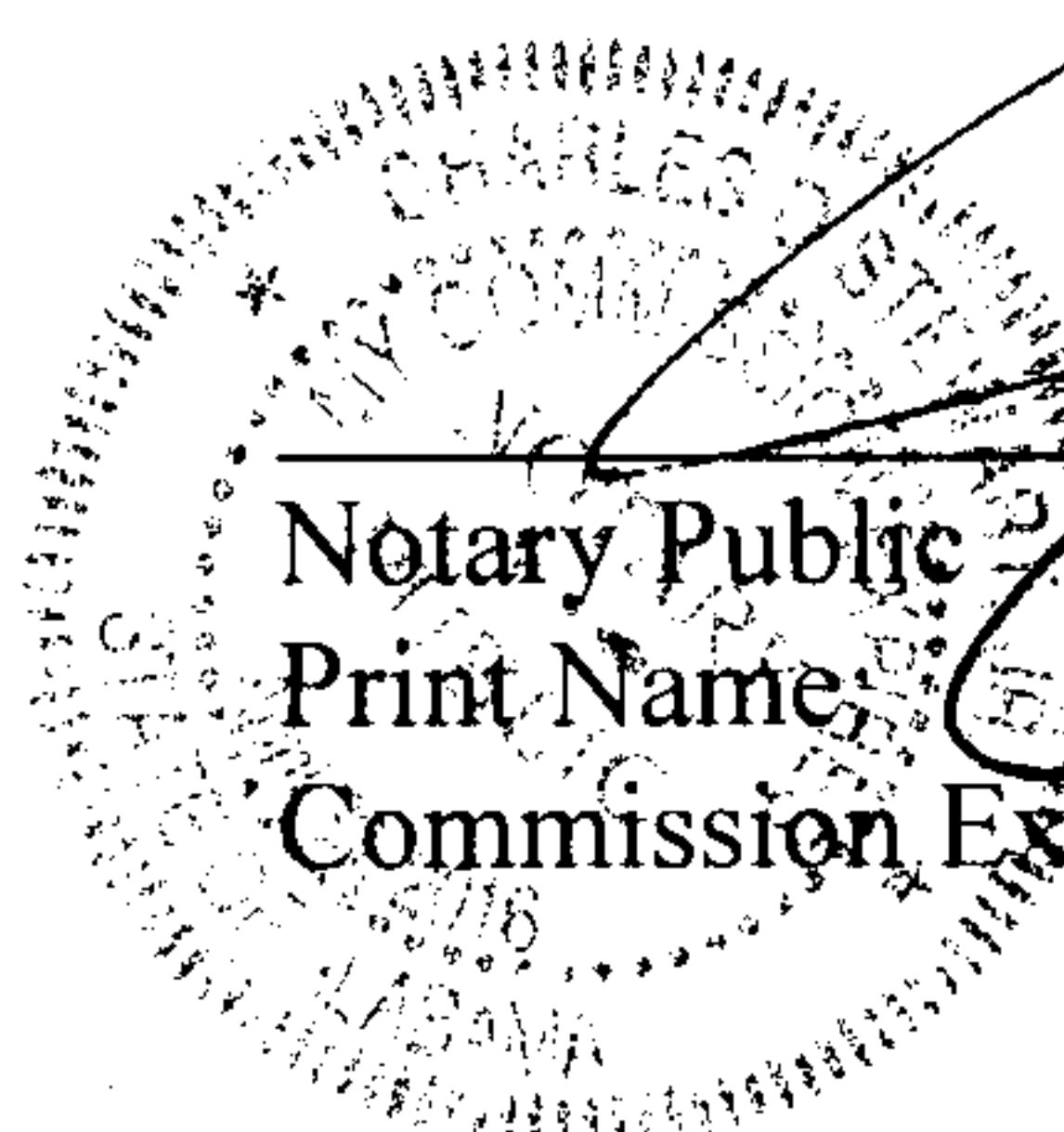
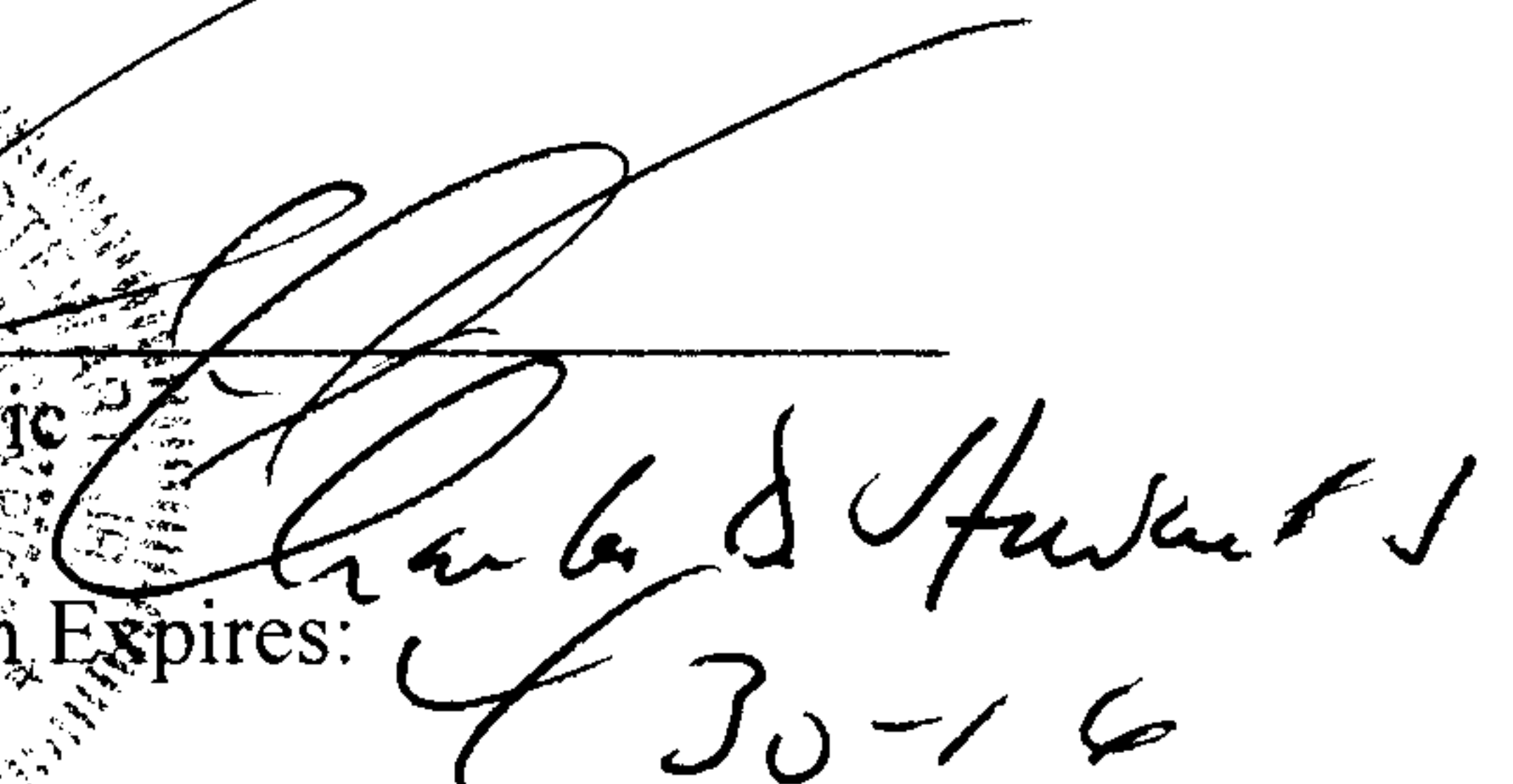
  
HERBERT WAYNE HARRISON

  
JEANNIE E HARRISON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HERBERT WAYNE HARRISON and JEANNIE E HARRISON, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2013..

  
Notary Public  
Print Name:   
Commission Expires: 8-30-16



20130904000359600 2/3 \$30.50  
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## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A parcel of land located in the Northwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 00 degrees 13 minutes 57 seconds East along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 383.33 feet to a point on the North right of way line of Old U.S. Highway No. 280 (80 foot right of way); thence run along said right of way line South 85 degrees 33 minutes 10 seconds West, 460.25 feet to an iron pin found; the point of beginning; thence continue along said right of way South 85 degrees 33 minutes 10 seconds West, 425.17 feet to an iron pin found; thence leaving said right of way run North 00 degrees 13 minutes 57 seconds West, 412.12 feet (passing over an iron pin found at 360.98 feet) to an iron pin set; thence run North 85 degrees 33 minutes 10 seconds East, 425.65 feet to an iron pin set; thence run South 00 degrees 09 minutes 57 seconds East, 412.15 feet (passing over an iron pin found at 51.14 feet) to the point of beginning; being situated in Shelby County, Alabama.

Subject to a 60.0 feet wide access easement, the centerline of said easement being described as follows: Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 00 degrees 13 minutes 57 seconds East along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 383.33 feet to a point on the North right of way line of Old U.S. Highway NO. 280 (80 foot right of way); thence run along said right of way line South 85 degrees 33 minutes 10 seconds West, 847.60 feet to the point of beginning of said easement centerline; thence run North 00 degrees 13 minutes 57 seconds West, 266.73 feet to a point; thence run North 00 degrees 27 minutes 54 seconds West, 145.35 feet to the point of ending of said easement.

  
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