

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Andrew Davis
P. O. Box 412
Harpersville, AL 35078

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy Thousand and 00/100 (\$70,000.00) DOLLARS, and other good and valuable consideration, referenced in the sales contract dated August 26, 2013, this day in hand paid to the undersigned GRANTOR, **Danny Edwin McGinnis, a married individual** (hereinafter referred to as GRANTOR), whose address is 5881 Village Loop, Fairburn, GA, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Andrew Davis**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Property Address: 40 Lovely Lane, Harpersville, AL 35078

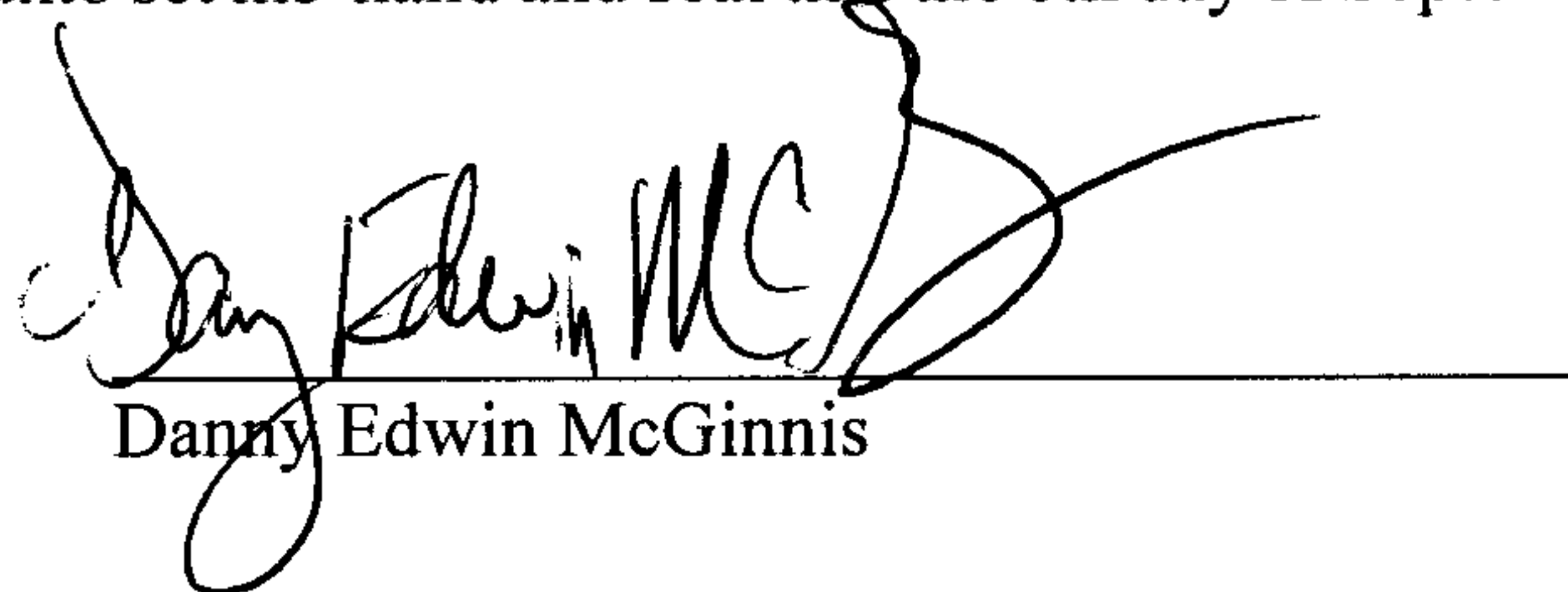
Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 6th day of September, 2013.

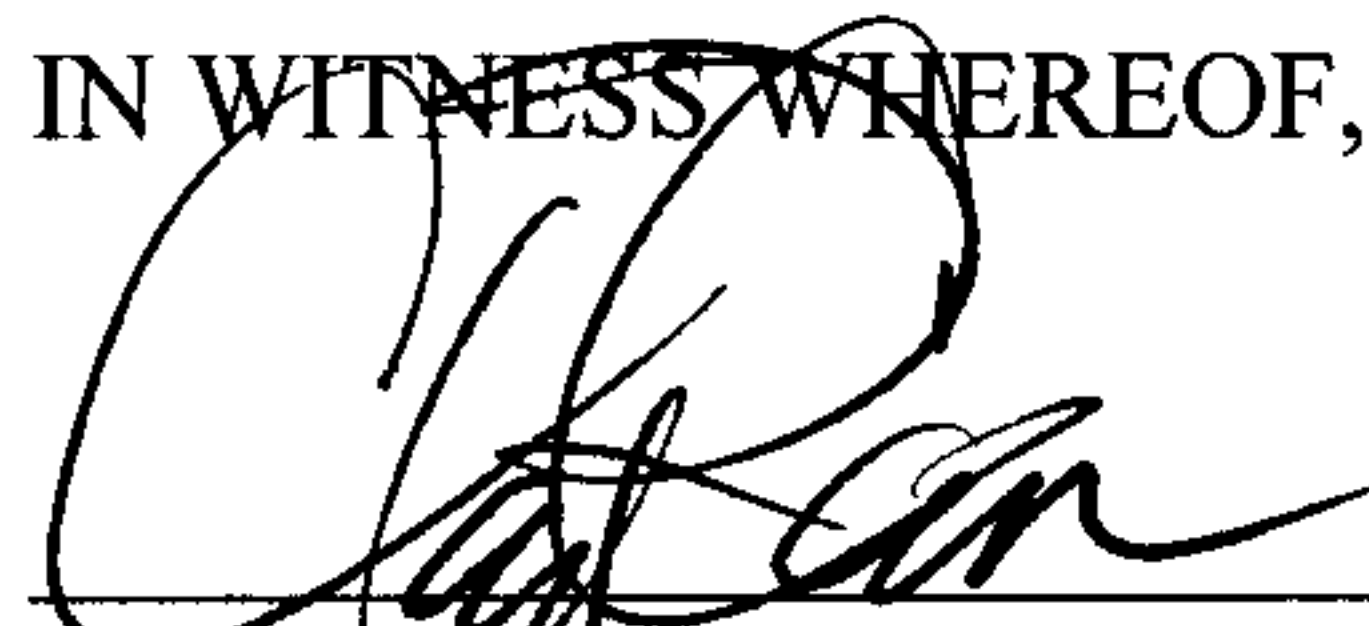


Danny Edwin McGinnis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Danny Edwin McGinnis, a married individual 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of September, 2013.



NOTARY PUBLIC
My Commission Expires: 12/28/14

AD

Shelby County, AL 09/09/2013
State of Alabama
Deed Tax: \$70.00

Exhibit A
Legal Description

PARCEL I:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, THENCE PROCEED NORTH ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 922.3 FEET TO A POINT ON THE NORTH BOUNDARY OF THE GLAZE FERRY ROAD; THENCE TURN AN ANGLE OF 109°05' TO THE LEFT AND PROCEED SOUTHWESTERLY ALONG THE NORTH BOUNDARY OF SAID ROAD FOR A DISTANCE OF 303.5 FEET TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT TURN AN ANGLE OF 109° 05' TO THE RIGHT AND PROCEED NORTH FOR A DISTANCE OF 105 FEET; THENCE TURN AN ANGLE OF 90° TO THE LEFT AND PROCEED WEST FOR A DISTANCE OF 210 FEET; THENCE TURN AN ANGLE OF 90° TO THE LEFT AND PROCEED SOUTH FOR A DISTANCE OF 209.8 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID ROAD; THENCE PROCEED NORTHEASTERLY ALONG THE NORTH BOUNDARY OF SAID ROAD FOR A DISTANCE OF 235.5 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LOCATED IN THE SW ½ OF SW ½ OF SEC. 27, T 19S, R 2 E. SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, THENCE PROCEED NORTH ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 922.3 FEET TO A POINT ON THE NORTH BOUNDARY OF THE GLAZE FERRY ROAD; THENCE TURN AN ANGLE OF 109° 05' TO THE LEFT AND PROCEED SOUTHWESTERLY ALONG THE NORTH BOUNDARY OF SAID ROAD FOR A DISTANCE OF 305.5 FEET; THENCE TURN AN ANGLE OF 109° 05' TO THE RIGHT AND PROCEED NORTH FOR A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE NORTH FOR A DISTANCE OF 105.0 FEET; THENCE TURN AN ANGLE OF 90° TO THE LEFT AND PROCEED WEST FOR A DISTANCE OF 210 FEET; THENCE PROCEED SOUTH FOR A DISTANCE OF 105.0 FEET; THENCE PROCEED EAST FOR A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 EAST AND BEING SITUATED IN SHELBY COUNTY, ALABAMA.

DEM
AD