


This Instrument Prepared By:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


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Shelby Cnty Judge of Probate, AL
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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/100's Dollars (\$500.00)** and other good and valuable consideration to the undersigned grantors,

Bill Shanahan, a married man and Patti S. Davis, a married woman

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

Patti S. Davis

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, as recorded in the Probate office of Shelby County, Alabama.

Mineral rights to the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, as described in Deed Book 231, Page 612 in the Probate Office of Shelby County, Alabama.

Less and except:

A part of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West and being more particularly described as follows: Commence at the Southwest corner of the NE¼ of the NW ¼ of said Section 15, thence run Northerly along the West line for 663.50 feet; thence turn 91° 08' 37" to the right and run Easterly for 424.64 feet to the point of beginning. Thence turn 41° 13; 39" to the left and run Northeasterly for 165.05 feet to an old iron pin, thence turn 90° 00' 00" to the right and run Southeasterly for 211.25 feet (Deed shows 210.0 feet) to an old iron pin, thence turn 90° 00' 00" to the right and run Southwesterly for 210.0 feet, thence

turn 90° 00' 00" to the right and run Northwesterly for 211.25 feet (Deed shows 210.0 feet), thence turn 90° 00' 00" to the right and run Northeasterly for 44.95 feet to the point of beginning.

Also a 25.0 feet wide easement for ingress and egress with its centerline being described as follows: Commence at the Southwest corner of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, thence run Northerly along the West line for 663.50 feet, thence turn 91° 08' 37" to the right and run Easterly for 424.64 feet, thence turn 138° 46' 31" to the right and run Southwesterly for 44.95 feet, thence turn 90° 00' 00" to the left and run Southeasterly for 18.56 feet to a point on said centerline and the point of beginning. Thence turn 80° 19' 35" to the right and run Southwesterly along said centerline for 68.20 feet to the point of beginning of a curve to the right, having an intersecting angle of 7° 36' 25", a radius of 601.68 feet, thence southwesterly along the arc for 79.88 feet to its point of tangency, thence turn tangent to said curve and continue Southwesterly along said centerline for 66.14 feet to the point of beginning of a second curve to the right, having an intersecting angle of 4° 36' 30", a radius of 1,242.64 feet, thence run Southwesterly along the arc for 99.94 feet to its point of tangency, thence turn tangent to said curve and continue Southwesterly along said centerline for 71.16 feet to the point of beginning of a third curve to the left, having an intersecting angle of 54° 05' 30", a radius of 97.94 feet, thence run Southwesterly to Southerly along the arc for 92.46 feet to its point of tangency, thence turn tangent to said curve and continue Southerly along said centerline for 63.54 feet to the point of beginning of a fourth curve to the right, having an intersecting angle of 18° 57' 04", a radius of 239.66 feet, thence sun Southwesterly along the arc for 79.27 feet to it point of tangency, thence turn tangent to said curve and continue Southwesterly along said centerline for 135.10 feet to a point on the South line of said NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West and its end.

Less and except:

A part of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at a 5/8" Rebar set by Weygand, being the Northwest corner of the NE ¼ of the NW ¼ of Section 15, for a point of beginning. Thence run Southerly along the West line for 331.75 feet; thence turn 82 deg. 50 min. 41 sec, to the left and run Easterly for 607.11 feet; thence turn 57 deg. 30 min. 00 sec. to the left and run Northeasterly along the Northwesterly side of a Lake for 83.25 feet; thence turn 39 deg. 27 min. 36 sec. to the left and run Northerly for 330.54 feet to a point on the North line of said NE ¼ of the NW ¼ of said Section 15, Township 20 South, Range 2 West; thence turn 89 deg. 05 min. 03 sec. to the left and run Westerly along said North line for 656.76 feet to the point of beginning. Containing 238,575.90 square feet or 5.477 acres.

ALSO with rights to ingress and Egress along a Non Exclusive Road Easement



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described as follows:

Commence at a 5/8" Rebar set by Weygand, being the Northwest corner of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West; thence run Southerly along the West line for 331.75 feet to the point of beginning. Thence continue along same line for 815.25 feet; thence turn 34 deg. 22 min. 10 sec. to the left and run Southeasterly for 108.60 feet to a point in the centerline of pavement of the extension of Dickerson Road; thence turn 128 deg. 18 min. 47 sec. to the left and run Northeasterly along the centerline of pavement for 40.0 feet; thence leaving said pavement turn 51 deg. 47 min. 22 sec. to the left and ran Northwesterly for 76.34 feet; thence turn 34 deg. 28 min. 19 sec. to the right and run Northerly for 800.0 feet; thence turn 82 deg. 50 min. 41 sec. to the left and run Westerly for 30.24 feet to the point of beginning.

ALSO with rights of ingress and Egress along the extension of Pavement of Dickerson Road with its centerline being described as follows:

Commence at a 5/8" Rebar set by Weygand, being the Northwest corner of the NE ¼ of the NW ¼ of Section 15, Township 20 South, Range 2 West; thence run Southerly along the West line for 1,146.97 feet; thence turn 34 deg. 22 min. 10 sec. to the left and run Southeasterly for 108.60 feet to a point in the centerline of pavement of the extension of said Dickerson Road and the point of beginning. Thence turn 51 deg. 41 min. 13 sec. to the right and run Southwesterly along the centerline of pavement for 48.12 feet to the point of beginning of a curve to the right, having an intersecting angle of 27 deg. 17 min. 49 sec., a radius at its centerline of 193.48 feet; thence run Southwesterly along the Arc for 92.18 feet to its point of tangency and end of said easement or right-of-way.

Less and except:


Lots 1 and 2, according to the Survey of Davis Family Subdivision, as recorded in Map Book 43, page 52 in the Probate office of Shelby County, Alabama.

Subject to:

- 1. Taxes and assessments for the year 2014 and subsequent years and not yet due and payable.**
- 2. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.**
- 3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto.**

No opinion as to title is offered by preparer of this deed.

The above described property is not the homestead of the grantors or their respective spouses.


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TO HAVE AND TO HOLD, unto the said grantee, her heirs successors and assigns.

And said grantors do for themselves, their heirs, its successors and assigns, covenant with said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 11th day of March, 2014.

ATTEST:

Bill Shanahan
Bill Shanahan

Patti S. Davis
Patti S. Davis

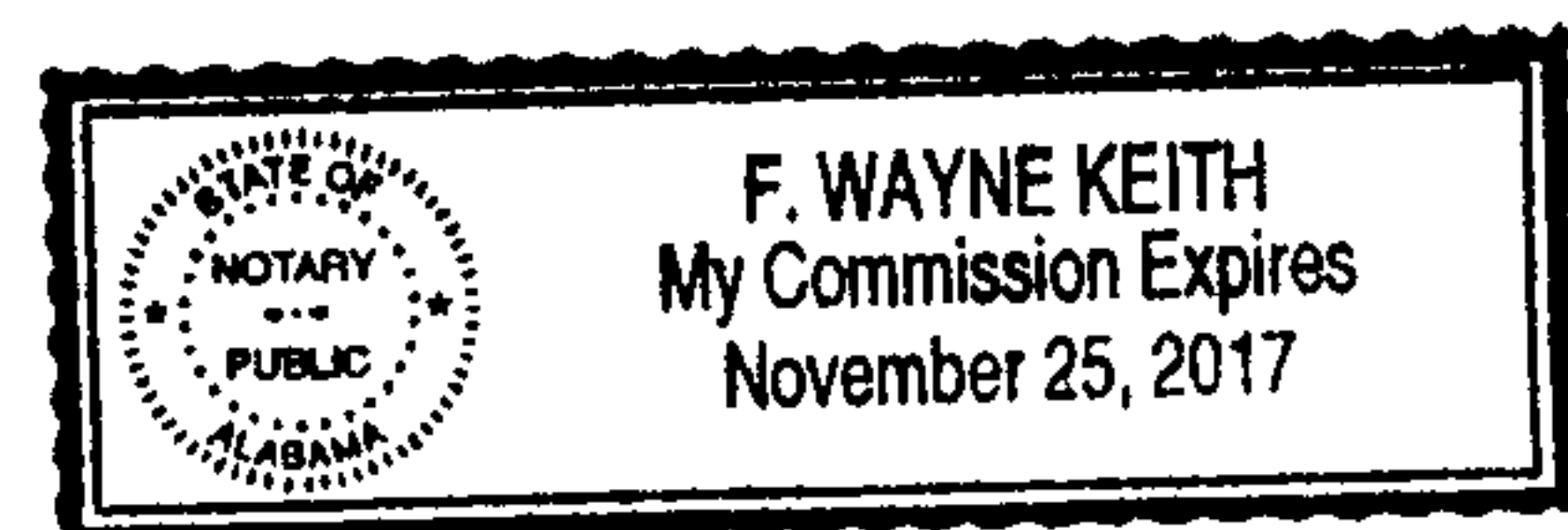
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Bill Shanahan and Patti S. Davis, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 11th day of March, 2014.

[Signature]
Notary Public

SEND TAX NOTICE TO:
Patti S. Davis
634 Dickerson Road
Pelham, Alabama 35124



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Names: Bill Shanahan Patti S. Davis
Mailing Address : 66 Dickerson Lane 634 Dickerson Road
Pelham, Alabama 35124 Pelham, Alabama 35124
Grantee's Name: Patti S. Davis
Mailing Address: 634 Dickerson Road
Pelham, Alabama 35124
Property Address: See attached deed for legal description
Date of Transfer: March 11, 2014
Total Purchase Price \$176,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale		Appraisal
Sales Contract	x	Other
Closing Statement		


If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: March 11, 2014

x	Sign <u>Bill Shanahan</u> verified by Bill Shanahan-grantor
x	Sign <u>Patti S. Davis</u> verified by Patti S. Davis -grantor
x	Sign <u>Patti S. Davis</u> verified by Patti S. Davis-grantee

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