

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Mr. & Mrs. James T. Davis, Jr.
107 Arlington Avenue
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED THOUSAND AND NO/100-----**
DOLLARS (\$500,000.00), to the undersigned grantor, **BOONIE INVESTMENTS, LLC**, an
Alabama limited liability company, (herein referred to as **GRANTOR**), in hand paid by the
GRANTEES herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by
these presents, grant, bargain sell and convey unto **JAMES TREADWELL DAVIS, JR. and**
LISA McLEROY DAVIS, (herein referred to as **GRANTEES**), for and during their joint lives
and upon the death of either of them, then to the survivor of them in fee simple, together with
every contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and
permits of record.

\$425,000.00 of the above recited purchase price is being paid by a purchase money mortgage
recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said Grantees, their heirs and assigns, and I am (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 a 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, its successors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Managing Member, **William**
Archie Phillips, Jr., who is authorized to execute this conveyance, have hereto set their
signatures and seal, this the 30th day of May, 2014.

BOONIE INVESTMENTS, LLC

BY: William Archie Phillips, Jr.
William Archie Phillips, Jr.
Its Managing Member

Shelby County, AL 06/02/2014
State of Alabama
Deed Tax: \$500.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that William Archie Phillips, Jr., whose name as Managing Member of Boonie
Investments, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same
voluntarily for and as the act of said company.

Given under my hand and official seal, this the 30th day of May, 2014.

William R. Jentel
Notary Public

My Commission Expires: 9/12/15

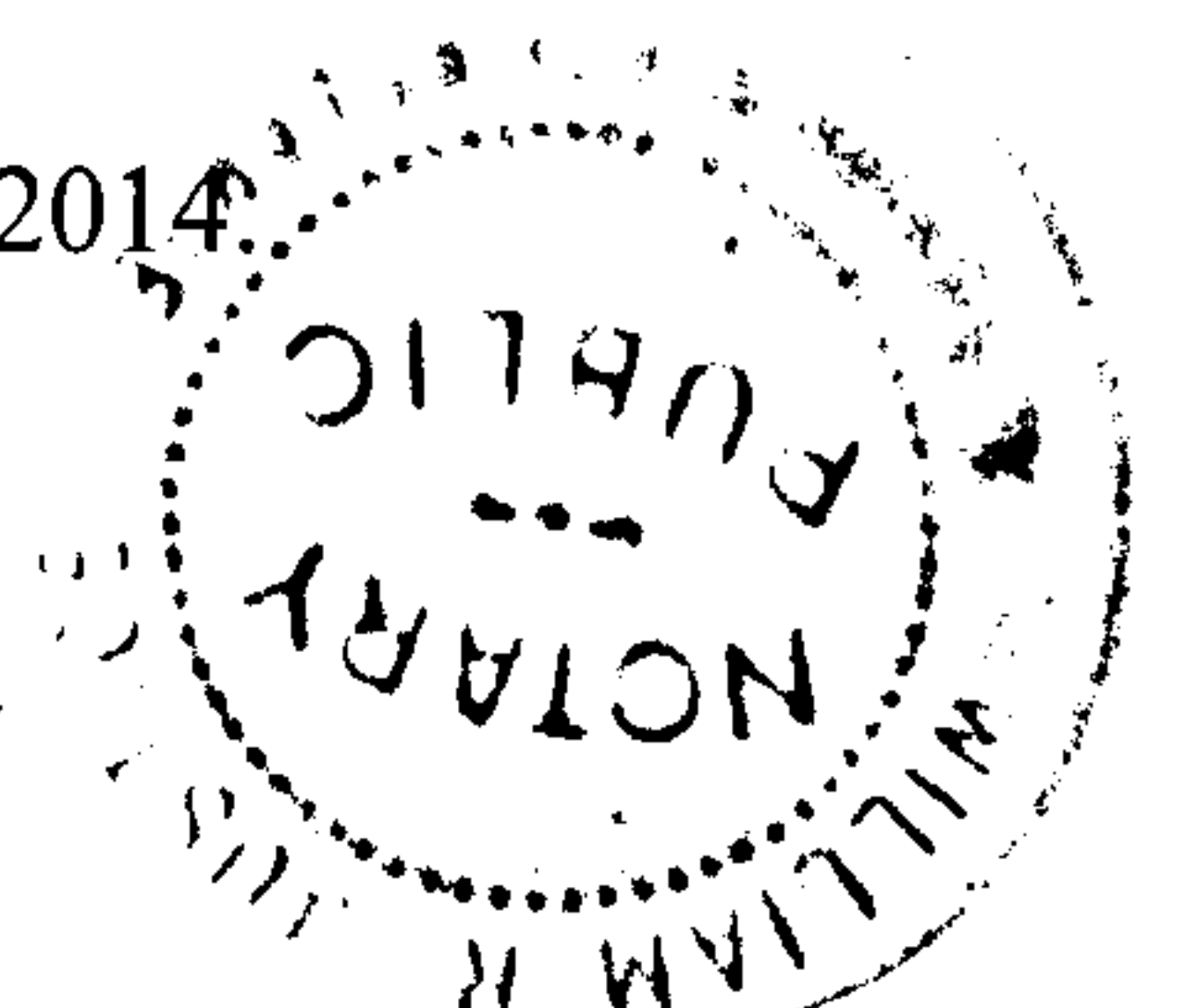


EXHIBIT "A"
LEGAL DESCRIPTION

From a 3/4-inch rebar at the NE corner of Section 18, Township 21 South, Range 1 East, being the point of beginning of herein described parcel of land, sighting true South 01 degrees 00 minutes 21 seconds West 5318.64 feet on a 1/2-inch pipe at the SE corner of said Section 18; run thence South 01 degrees 00 minutes 21 seconds West a distance of 1329.66 feet along the true East boundary of said Section 18 to a 1/2-inch rebar at the true NE corner of the SE 1/4 of NE 1/4 of said Section 18; thence turn 01 degrees 29 minutes 35 seconds right and run 939.02 feet along the accepted East boundary of said SE 1/4 of NE 1/4 to a 1/2-inch rebar that is 355.00 feet North of a 1/2-inch rebar accepted as the SE corner of said SE 1/4 of NE 1/4; thence turn 90 degrees 00 minutes 00 seconds right and run 291.64 feet to a 1/2-inch rebar; thence turn 53 degrees 56 minutes 15 seconds right and run 269.32 feet to a 1/2-inch rebar; thence turn 30 degrees 25 minutes 33 seconds left and run 438.96 feet to a 1/2-inch rebar; thence turn 08 degrees 32 minutes 28 seconds left and run 284.48 feet to a 1/2-inch rebar; thence turn 37 degrees 44 minutes 30 seconds left and run 155.15 feet to a 1/2-inch rebar; thence turn 25 degrees 20 minutes 30 seconds left and run 199.91 feet to a 1/2-inch rebar on the accepted West boundary of the East 1/2 of NE 1/4 of said Section 18, said point being true North 00 degrees 58 minutes 26 seconds East 657.40 feet from a pine knot accepted as the SW corner of the E 1/2 of NE 1/4 of said Section; thence turn 136 degrees 35 minutes 08 seconds right and run 1972.21 feet along the accepted West line of said E 1/2 of NE 1/4 to a 3/4-inch slick pin accepted as the SW corner of the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 1 East, said point being North 89 degrees 04 minutes 59 seconds West 1422.45 feet from a 3/4-inch rebar at the SE corner of said Section 7 and South 89 degrees 04 minutes 59 seconds East 3949.24 feet from a 1-inch solid bar at the SW corner of said Section 7; thence turn 00 degrees 18 minutes 31 seconds right and run 1352.96 feet along the accepted West boundary of the SE 1/4 of SE 1/4 of said Section 7 to a drill bit accepted as the SW corner of the NE 1/4 of SE 1/4 of said Section 7; thence turn 43 degrees 40 minutes 05 seconds right and run 1852.76 feet to a 2-inch angle iron accepted as the NW corner of the NW 1/4 of SW 1/4 of Section 8, Township 21 South, Range 1 East; thence turn 46 degrees 03 minutes 02 seconds right and run 1379.50 feet along the accepted North boundary of said NW 1/4 of SW 1/4 to a 1/2-inch rebar at the true NW corner of the NE 1/4 of SW 1/4 of said Section 8; thence turn 02 degrees 06 minutes 20 seconds left and run 295.10 feet along an accepted segment of the North boundary of said NE 1/4 of SW 1/4 to an axle; thence turn 90 degrees 29 minutes 16 seconds right and run 1323.87 feet along an accepted property line to an axle on the accepted North boundary of the SE 1/4 of SW 1/4 of said Section 8; thence turn 86 degrees 58 minutes 57 seconds left and run 1029.88 feet along the accepted North boundary of said SE 1/4 of SW 1/4 to a 1/2-inch rebar accepted as the NE corner of said SE 1/4 of SW 1/4; thence turn 88 degrees 02 minutes 13 seconds right and run 1321.75 feet along the accepted East boundary of said SE 1/4 of SW 1/4 to a 1.5-inch solid bar accepted as the SE corner of said SE 1/4 of SW 1/4; thence turn 90 degrees 11 minutes 22 seconds right and run 1345.69 feet along the accepted South boundary of said SE 1/4 of SW 1/4 to a 1/2-inch rebar accepted as the SE corner of the SW 1/4 of SW 1/4 of said Section 8; thence turn 00 degrees 22 minutes 16 seconds left and run 1278.87 feet along the accepted South boundary of said SW 1/4 of SW 1/4 to the point of beginning of herein described parcel of land. Situated in the E 1/2 of SE 1/4 of Section 7, Township 21 South, Range 1 East, and the SW 1/4 of Section 8, Township 21 South, Range 1 East and the E 1/2 of NE 1/4 of Section 18, Township 21 South, Range 1 East and the W 1/2 of SE 1/4 of Section 18, Township 21 South, Range 1 East.

According to survey of Sam W. Hickey, RLS #4848, dated May 2, 2002.



20140602000163490 2/3 \$520.00
Shelby Cnty Judge of Probate, AL
06/02/2014 08:29:45 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Boonie Investments, LLC
Mailing Address 200 52nd Street
Fairfield, Alabama 35062

(Buyer)

Grantee's Name James T. Davis, Jr. & Lisa M. Davis
Mailing Address 107 Arlington Avenue
Columbiana, AL 35051

Property Address: Alston Farm Road
Columbiana, AL

Date of Sale 5/30/14

Total Purchase Price \$500,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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
 x Sales Contract
 x Closing Statement

 Appraisal
 Other –

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

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 5-30-14

✓ Sign William Archie Phillips, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Print William Archie Phillips, Jr.
managing member

 Unattested

(Verified by)

