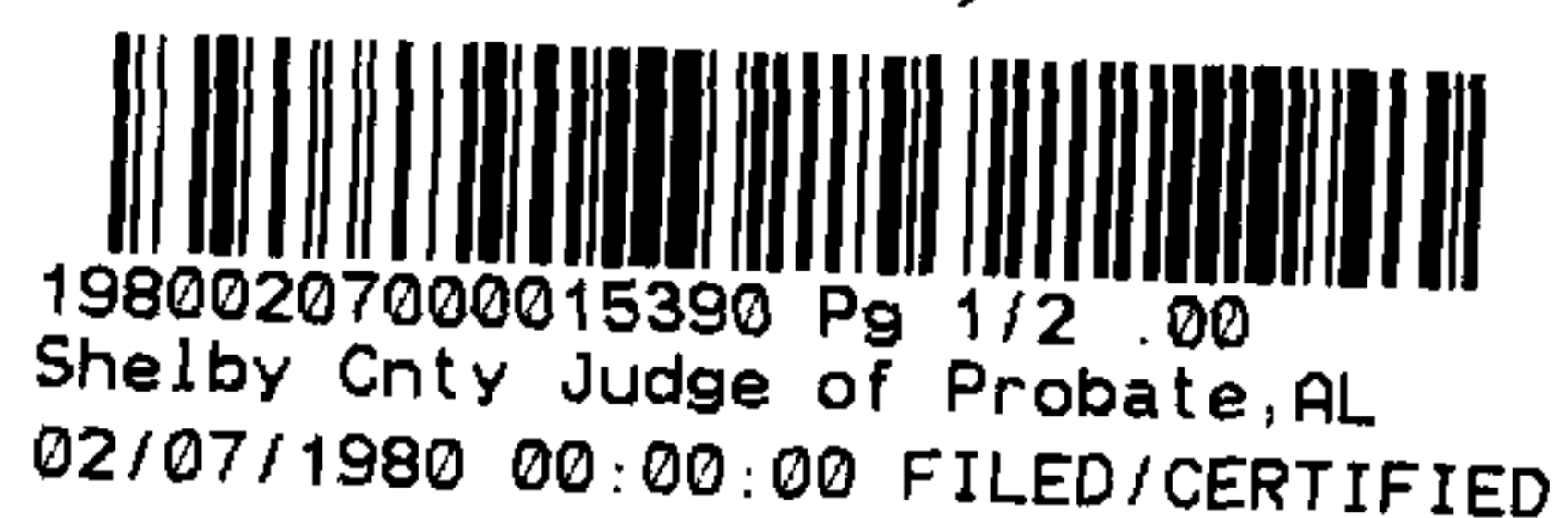




american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080



(Name) James F. Burford, III (Address) Suite 200, 500 Hoover Plaza; 500 Southland Drive; Birmingham, AL 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS. Jefferson COUNTY }

That in consideration of Twenty Thousand One Hundred (\$20,100.00) Equity DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles Wayne Davis, unmarried, and Ilona V.S. Davis, unmarried, formerly husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Hobart G. Reeves and Nancy L. Reeves

(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 to-wit:

Lot 19, less and except the West 15 feet, according to Indian Valley Lake Estates, First Sector as recorded in Map Book 5, page 130, in the Probate Office of Shelby County, Alabama.

Subject To: Taxes due in the year 1980 which are a lien but not due and payable until October 1st, 1980. 35 foot building line on east and 50 foot building line on north as shown by recorded map. 20 foot easement crossing lot, 10 foot easement on west as shown by recorded map. Restrictions contained in Misc. Volume 22, page 589; Misc. Volume 7, page 98; Misc. Volume 4, page 187; Misc. Volume 8, page 166; Misc. Volume 8, page 70 and Misc. Volume 2, page 298 in the Probate Office of Shelby County, Alabama. Easement to Alabama Power Company recorded in Volume 282, page 307, in said Probate Office. Agreement and covenants recorded in Misc. Volume 7, page 771 and Misc. Volume 7, page 818, in said Probate Office.

The grantees herein expressly assume that certain mortgage from Charles Wayne Davis and Ilona V. S. Davis to Engel Mortgage Company, Inc., in the principal amount of \$70,000.00 filed for record Aug. 19, 1977 at 8:55 A.M. and recorded in Volume 368, page 587, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 27 day of December, 1979

WITNESS: Ruth Deet (Seal) Charles Wayne Davis (Seal) ILONA V. S. DAVIS (Seal) JUDGE OF PROBATE (Seal)

STATE OF ALABAMA } Jefferson COUNTY } Rec. 3.00 Ind. 1.00 4.00 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ilona V. S. Davis, unmarried 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, A. D., 1980. Notary Public

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STATE OF FLORIDA)
BROWARD COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES WAYNE DAVIS, unmarried, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of December, 19 79.

Ruth S. [Signature]
NOTARY PUBLIC
Notary Public, (State of Florida) at Large
My Commission Expires Nov. 12, 1980
Bonded By American Fidelity & Casualty Company

STATE OF ALA. SHELBY CO.
RECEIVED THIS
1980 JAN 10 AM 9:02
[Signature]
JUDGE OF PROBATE

Deed Tax 20.50
Rec 3.00
Jud 1.00
24.50

19800207000015390 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
02/07/1980 00:00:00 FILED/CERTIFIED

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