

1877
SEND TAX NOTICE TO:

Landis and Willie Mae Snider
Hwy. 119, Route 1
Montevallo, Alabama

This Instrument Prepared By:

✓ John G. Lowther
Suite 1624-2121 Bldg.
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-four Thousand and no/100 (\$24,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Louise Davis Bearden, a widow, Cavelle Davis Conaway, a married woman, Edgar J. Davis, a married man, Nell Davis Headlough, a married woman, by Louise Davis Bearden, her Attorney in fact, Mary Davis, a widow, by Louise Davis Bearden, her Attorney in fact, Charles C. Davis, a married man, by Louise Davis Bearden, his Attorney in fact, Maynor L. Davis, Jr., a married man, by Louise Davis Bearden, his Attorney in fact, being all the heirs of Amos J. Davis, deceased, (hereinafter referred to as grantors) do grant, bargain, sell and convey unto Landis Snider and Willie Mae Snider (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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A parcel of land situated in the NE 1/4 of the NW 1/4 and NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said NE 1/4 of NW 1/4, thence in a Northerly direction along and with the West line of said 1/4-1/4 Section 628.0 feet to the point of beginning; thence continue in said Northerly direction and along and with said 1/4-1/4 Section 290.0 feet to a point; thence with a deflection 91 deg. 37 min. 20 sec. right 1,234.53 feet, more or less, to the Westerly right of way margin of Alabama Highway No. 119; thence with a deflection of 78 deg. 20 min. 59 sec. right and along and with said right of way margin 295.98 feet to a point; thence with a deflection of 101 deg. 39 min. 01 sec. right 1,286.09 feet, more or less, to the point of beginning forming a closing interior angle of 91 deg. 37 min. 20 sec.; being situated in Shelby County, Alabama.

The property herein conveyed is not the homestead of any of the Grantors herein.

Subject to:

1. Rights or claims of parties in possession not shown by the public record.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by public records.
6. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987.
7. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 105 page 25 in Probate Office.
8. Mineral and mining rights are not insured.
9. Existing easements, restrictions, rights-of-way, set back lines, limitations, if any, of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 21 day of February, 1987.

Louise Davis Bearden
LOUISE DAVIS BEARDEN

Cavelle Davis Conaway
CAVELLE DAVIS CONAWAY

Edgar J. Davis
EDGAR J. DAVIS

Nell Davis Headlough
NEILL DAVIS HEADLOUGH, by Louise Davis Bearden, her Attorney in Fact

Mary Davis
MARY DAVIS, by Louise Davis Bearden, her Attorney in Fact

Charles C. Davis
CHARLES C. DAVIS, by Louise Davis Bearden, his Attorney in Fact

Maynor L. Davis Jr.
MAYNOR L. DAVIS, JR., by Louise Davis Bearden, his Attorney in Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, John E. Lowther, a Notary Public in and for said County, in said State, hereby certify that Louise Davis Bearden, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of February, 1987.

John E. Lowther
NOTARY PUBLIC

I, John E. Lowther, a Notary Public in and for said County, in said State, hereby certify that Cavelle Davis Conaway, a married

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woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of February 1987

John D. Lowther
NOTARY PUBLIC

I, John D. Lowther, a Notary Public in and for said County, in said State, hereby certify that Edgar J. Davis, a married man, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of February 1987

John D. Lowther
NOTARY PUBLIC

I, John D. Lowther, a Notary Public in and for said County, in said State, hereby certify that Louise Davis Bearden, Attorney in Fact for Nell Davis Headlough, a married woman, Mary Davis, a widow, Charles C. Davis, a married man, and Maynor L. Davis, Jr., a married man, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of February 1987

John D. Lowther
NOTARY PUBLIC

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1. State Tax	24.00
2. State Tax	—
3. Recording Fee	7.50
4. Indexing Fee	6.00
TOTAL	37.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 FEB 23 AM 8:12
Thomas A. Shaw
JUDGE OF PROBATE