

This instrument was prepared by

(Name) JAMES E. ROBERTS, ATTORNEY

(Address) 2230 Third Ave., North
Birmingham, AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

Send Tax Notice To: Maxie L. Davis

name

3 Stonehaven Woods

address

Jackson, TN 38305

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, NN. I,

Madison C. Richards, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Maxie L. Davis and Kristin K. Davis
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in -----

SHELBY County, Alabama to-wit:

See Legal Description attached as Exhibit A.

Madison C. Richards is the surviving grantee in that certain deed recorded in Real 212, page 463, the other grantee, Paulene B. Richards, having died on November 7, 1989. The subject property is not and has not been the homestead of the Grantor.

IN CONNECTION WITH THE SALE OF THE ABOVE DESCRIBED PROPERTY ONE HUNDRED FIFTY THOUSAND DOLLARS OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM A MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

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 I (NN) do for myself (NN) and for my (NN) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (NN) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (NN) have a good right to sell and convey the same as aforesaid; that I (NN) will and my (NN) 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, I have hereunto set MY hand(s) and seal(s), this 17th day of Sept., 1990

WITNESS:

Brenda Buchanan (Seal)
Miss M. Jones (Seal)
Mary D. Thompson (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, JAMES E. ROBERTS, a Notary Public in and for said County, in said State, hereby certify that Madison C. Richards 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 that he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of Sept, A. D., 1990

James E. Roberts
JAMES E. ROBERTS

My Commission Expires

Notary Public

4-8-93

EXHIBIT A

A part of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 19, Range 2 West, more particularly described as follows:

Commence at the Southeast corner, Northwest 1/4 of the Southeast 1/4 of Section 28, Township 19, Range 2 West, thence run North 84 degrees 52 minutes 10 seconds West a distance of 614.52 feet to a Point; thence run North 13 degrees 18 minutes 03 seconds West a distance of 697.93 feet to the Point of Beginning; thence run North 24 degrees 25 minutes 37 seconds East a distance of 17.11 feet; thence run North 10 degrees 33 minutes 56 seconds West a distance of 164.04 feet; thence run North 35 degrees 02 minutes 34 seconds East a distance of 100.54 feet; thence run North 53 degrees 59 minutes 00 seconds East a distance of 70.74 feet; thence run North 89 degrees 29 minutes 53 seconds East a distance of 297.96 feet; thence run North 43 degrees 47 minutes 48 seconds West a distance of 526.40 feet; thence run North 52 degrees 19 minutes 50 seconds East a distance of 211.86 feet; thence run North 65 degrees 11 minutes 55 seconds West a distance of 46.47 feet; thence run South 71 degrees 44 minutes 07 seconds West a distance of 26.49 feet; thence run South 49 degrees 39 minutes 20 seconds West a distance of 76.53 feet; thence run South 36 degrees 15 minutes 30 seconds West a distance of 98.20 feet; thence run South 47 degrees 29 minutes 24 seconds West a distance of 228.15 feet; thence run South 07 degrees 06 minutes 30 seconds East a distance of 290.10 feet; thence run South 27 degrees 54 minutes 03 seconds East a distance of 179.96 feet; thence run South 29 degrees 52 minutes 03 seconds East a distance of 55.64 feet; thence run South 13 degrees 18 minutes 03 seconds East a distance of 47.18 feet to the Point of Beginning. Said property containing 3.59 acres more or less.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 NOV 15 PM 12:04

Subject to the following:

All taxes for the year 1990 and subsequent years not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

Right of way for Alabama Power Company as recorded in Volume 101, page 527 and Volume 112, page 510 in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County as recorded in Volume 135, page 14 in the Probate Office of Shelby County, Alabama.

Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

The rights of upstream and downstream riparian owners with respect to Bishop Creek bordering subject property.

Rights of Ingress and Egress.

90 NOV 15 PM 12:06

1. Deed Tax	NO TAX PD.
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	10.00

JUDGE OF PROBATE