

SEND TAX NOTICE TO:

(Name) Kenneth Earl Davis & Evelyn A. Davis

(Address) 11 POPE ST. WILSONVILLE, ALABAMA

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FOUR HUNDRED AND NO/100 (\$7,400.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stephen Smothers, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth Earl Davis and wife, Evelyn A. 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:

A parcel of land lying in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19 and more particularly described as follows:

Starting at the Southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, Township 20 South, Range 2 East and run northerly along the West boundary line of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$  for a distance of 45.0 feet to the North R/W of an easement for a road and utilities to the point of beginning; thence continue northerly along the said West boundary line of the SE $\frac{1}{4}$ -SE $\frac{1}{4}$  a distance of 326.6 feet; thence turn an angle of 89°16'58" right and run Easterly a distance of 533.5 feet; thence an angle of 90°43'02" right and run Southerly for 326.6 feet; to the said R/W easement for said road and utilities; thence an angle of 89°16'58" right and run westerly for 533.5 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO THE FOLLOWING CONDITIONS AND EXCEPTIONS:

1. General and special taxes or assessments for 1992 and subsequent years not yet due and payable.
2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 197 page 383 and Deed Book 129 page 77 in Probate Office.
3. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 256 page 894 in Probate Office.
4. Any loss and/or claim which may result from the fact that a mobile home rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.
5. Flood rights to Alabama Power Company as set out in Deed Book 241 page 842.
6. Mineral and mining rights lease as set out in Deed Book 329 page 223 as assigned to Sequoyah Corp. in Misc. Book 42 page 639.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, 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

day of May, 19 92

WITNESS:

\_\_\_\_\_  
(Seal)

Stephen Smothers  
Stephen Smothers

(Seal)

\_\_\_\_\_  
(Seal)

(Seal)

\_\_\_\_\_  
(Seal)

(Seal)

STATE OF ARKANSAS

Pope COUNTY

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Stephen Smothers, a single 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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 11 day of May, A. D., 1992

Eunice L. Lovelady  
Notary Public.

WEF & H

Inst # 1992-08294  
05/14/1992-08264  
12:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 15.00