

18,000

SEND TAX NOTICE TO:

(Name) ✓ Gerald A. Davidson

(Address) 1409 Turtle Lake Dr.

Birmingham, Al. 35242

This instrument was prepared by
Rick DiGiorgio Attorney,
1905 14th Avenue South
Birmingham, Alabama 35205
without opinion or review of title

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of One and No/100ths (\$1.00) Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gerald Davidson and Sarah R. Davidson, wife; and Charles L. Cook and Dena E. Cook, wife; and S.J. Betbeze, Jr. and Cecelia Betbeze, wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Gerald Davidson and Sarah R. Davidson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast Corner, of the Southeast Quarter of the Northwest Quarter of Section 5 Township 20 South Range 1 West, thence run South 86 deg 19 min 55 sec West for 91.78 feet, thence run North 00 deg 44 min 00 sec west for 689.39 feet to the point of beginning, thence continue along last said course for 584.37 feet, thence run North 39 deg 13 min west for 217.34 feet, thence run South 63 deg 00 min west for 299.52 feet, thence run South 02 deg 53 min East for 586.84 feet, thence run South 85 deg 25 min 06 sec east for 383.47 feet to the point of beginning. Containing 6.0 acres.

Also an Easement for Ingress and Egress described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 1 West run thence North 575.7 feet to a point; thence turn 73 deg 00 min right and run 209.0 feet; thence turn 90 deg 00 min left and run 10.0 feet to the point of beginning; thence turn 90 deg 00 min left and run 222.49 feet to a point; thence turn 106 deg 54 min left and run 209.0 feet to a point; thence turn 107 deg 00 min right and parallel with the West boundary line of the NE 1/4 of the SW 1/4, Section 5, Township 20 South, Range 1 West, for a distance of 759.6 feet to the point of ending, being the description of the centerline of a 20 foot wide easement, being situated in Shelby County, Alabama.

Inst # 1992-17745

Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 20, Range 1 West run East for a distance of 10.0 feet to the point of beginning; thence turn 90 deg 00 min left and run 15.0 feet; thence turn 90 deg 00 min left and run parallel with the South line of said 1/4 1/4 Section for a distance of 103 feet, more or less, to the West property line of Mike and Joy Kelley property to the point of ending, being the centerline of a 30 foot wide easement, being situated in Shelby County, Alabama.

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, Gerald Davidson and Sarah R. Davidson, and Charles L. Cook and Dena E. Cook, and S. J. Betbeze, Jr. and Cecelia Betbeze have hereunto set their hands and seals, this 20 day of August, 1992.

Gerald Davidson (seal)
Gerald Davidson

Sarah R. Davidson (seal)
Sarah R. Davidson

Charles L. Cook (seal)
Charles L. Cook

Dena E. Cook (seal)
Dena E. Cook

S. J. Betbeze, Jr. (seal)
S. J. Betbeze, Jr.

Cecelia Betbeze (seal)
Cecelia Betbeze

STATE OF ALABAMA)
Jefferson COUNTY)

I, Steven R. Brown, a notary public and for said County, in said State, hereby certify that Gerald Davidson and Sarah R. Davidson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 1992.

Steven R. Brown
Notary Public

STATE OF ALABAMA)
Jefferson COUNTY)

I, Steven R. Brown, a notary public and for said County, in said State hereby certify that Charles L. Cook and Dena E. Cook, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 1992.

Steven R. Brown
Notary Public

STATE OF ALABAMA)
Jefferson COUNTY)

I, Steven R. Brown, a notary public and for said County, in said State hereby certify that S.J. Betbeze, Jr. and Cecelia Betbeze, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 1992.

Steven R. Brown
Notary Public

Inst # 1992-17745

08/21/1992-17745
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 33.50