

Send Tax Notice To:

Metz Leroy Davis, III
139 McDonald Road
Wilsonville, Alabama 35188
PID# 20-1-01-4-001-019.007

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Forty-Seven Thousand Seven Hundred and 00/100 (\$47,700.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Carl Wayne Jones, a married person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Metz Leroy Davis, III and Hollie Elizabeth C. Davis

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
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:

See Exhibit "A" For Legal Description

\$ 47290 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1996 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

The property being conveyed herein does not constitute the homestead of
Grantor nor the Grantor's spouse.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **10th** day
of **July, 1996**.

Carl Wayne Jones
Carl Wayne Jones

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Carl Wayne Jones, a married person whose name(s) is/are signed to the foregoing

Inst # 1996-29849

Inst # 1996-29849

2:20 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

11.00

conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **10th** day of **July, 1996**.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: **96064RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law

BEALS & ASSOCIATES, P.C.

200 Cahaba Park South, Suite 125

Birmingham, AL 35242

EXHIBIT "A"

A parcel of land in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; described as follows:

Commence at the Southeast corner of said 1/4-1/4 section, thence run West along the South 1/4-1/4 line 591.78 feet to the point of beginning; thence continue last course 138.70 feet; thence turn right 64°39' and run Northwest 150.0 feet; thence turn right 115°21' and run East 138.70 feet along the South side of a 40 foot public road; thence turn right 64°39' and run Southeast 150.00 feet to the point of beginning.

Inst # 1996-29849

09/10/1996-29849
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCB 14.00