

SEND TAX NOTICE TO:

(Name) Charles W. Davis
2315 Mtn. Oaks Circle
(Address) Birmingham, AL 35226

This instrument was prepared by

(Name) Jerry D. Owen
430 Garvin Road
(Address) Liberty, SC 29657

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$75,000.00) SEVENTY FIVE THOUSAND AND NO/100 DOLLARS

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

JERRY D. OWEN, an unmarried man

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

CHARLES W. DAVIS and wife, JOY J. 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:

The SW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

Also a Non-Exclusive Easement for a road right-of-way and a Non-Exclusive Easement for public utilities, being (30) feet in width, and described in Inst. #1995-26101, and Inst. #1996-00045, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1997-28211

09/03/1997-28211
02:07 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.50

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 29th

day of August, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

Jerry D. Owen (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry D. Owen 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, A.D. 19 97

MY COMMISSION EXPIRES JULY 20 2000

Notary Public

Inst # 1997-28211