

SEND TAX NOTICE TO:

(Name) Kyle G. Ziglar

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana

Form 1-1-5 Rev. 6/83

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 Seventy Eight Thousand Nine Hundred Fifty and no/100----- DOLLARS

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

Kimberly S. Davis and husband Gary M. Davis

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

Kyle G. Ziglar and wife, Sonia D. Ziglar

(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 NW corner of Section 25, Township 21 South, Range 1 West, and run in a Southerly direction along the West boundary line of said Section 25 a distance of 1644.98 feet to a point; thence turn an angle of 111 degrees 37 minutes 38 seconds to the left and run in a Easterly direction a distance of 638.67 feet to a point; thence turn an angle of 71 degrees 59 minutes 47 seconds to the left and run in a Northerly direction a distance of 43.34 feet to the point of beginning at an iron pin found in place; thence continue along the same line of direction a distance of 203.52 feet to a point; thence turn an angle of 78 degrees 10 minutes 16 seconds to the right and run a distance of 113.72 feet to an iron pin set; thence turn an angle of 96 degrees 29 minutes 16 seconds to the right and run a distance of 187.28 feet to an iron pin found in place on the North edge of a 4 foot wide sidewalk; thence turn an angle of 77 degrees 56 minutes 03 seconds to the right and run along said sidewalk a distance of 134.92 feet to the point of beginning. Said lot is lying in the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

According to the survey of Lewis H. King, Jr., Registered LS #12487, dated February 13, 1991.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$78,937.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

05/11/1998-17253  
02:23 PM CERTIFIED

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, we have hereunto set our hand(s) and seal(s), this 8th

day of May, 19 98

WITNESS:

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

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

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

Kimberly S. Davis  
Kimberly S. Davis (Seal)

Gary M. Davis  
Gary M. Davis (Seal)

STATE OF ALABAMA  
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kimberly S. Davis and Gary M. Davis 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, A. D. 19 98

My Commission Expires: 10/16/2000

Notary Public

Inst # 1998-17253