

This Instrument Prepared By:

Send Tax Notice To:

Walter Fletcher  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

Dennis Davis, Sr.  
Vivian H. Davis  
404 North Lake Road  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Four Hundred Sixty Seven Thousand Two Hundred Fifty Dollars (\$467,250.00) to the undersigned Ken Underwood Classic Homes, Inc, an Alabama corporation ("Grantor"), in hand paid by Dennis Davis, Sr. and Vivian H. Davis ("Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32, according to the First Amended Plat of Greystone Farms North, Phase I, as recorded in Map Book 23, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 2000 and subsequent years not yet due and payable; (2) 200 foot restrictive line as shown on recorded map; (3) 75 foot building set back line as shown on recorded map; (4) Restrictions as shown on recorded map; (5) Restrictions and covenants appearing of record in Inst. No. 1996-17498; Inst. No. 1997-38776, Inst. No. 1998-10063 and Inst. No. 1998-12853; and (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. No. 1999-12853 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, 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 said corporation does for itself, its successors and assigns and covenant with the said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ken Underwood Classic Homes, Inc., an Alabama

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corporation, by its President, Ken Underwood who is authorized to execute this conveyance, has hereto set its signature and seal, this the 50<sup>th</sup> day of November, 1999.

KEN UNDERWOOD CLASSIC HOMES, INC., AN  
ALABAMA CORPORATION


By: 

President

STATE OF ALABAMA                   )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ken Underwood, whose name as President of Ken Underwood Classic Homes, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 30<sup>th</sup> day of November, 1999.

  
Notary Public  
Walter Fletcher

[SEAL]  
My commission expires:  
5/25/2001

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