

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Jack W. Davis

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

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eight Thousand and no/100 ----- DOLLARS

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

Jacquiline F. Branch, a divorced woman

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

Jack W. Davis and Etty 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:

A lot in the NE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 1 East; thence run South along the West line of said 1/4-1/4 section a distance of 30.00 feet to the South right of way line of Shelby County Highway No. 48, and the point of beginning; thence continue South along the West line of said 1/4-1/4 section a distance of 210.00 feet; thence turn an angle of 89 degrees 59 minutes 24 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run a distance of 210.00 feet to the South right of way line of said highway; thence turn an angle of 90 degrees 59 minutes 24 seconds to the left and run along said right of way line a distance of 210.00 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

09/08/2000-31092  
03:59 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
OO1 MMB 16.50

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 31 day of August, 2000.

WITNESS:

Christopher Burton (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Jacquiline F. Branch (Seal)  
Jacquiline F. Branch (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jacquiline F. Branch 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August A. D. 2000

MY COMMISSION EXPIRES JULY 27, 2001

Joan A. Fletcher  
Notary Public.

inst # 2000-31092