

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Ray P. Davis and Erlene W. Davis
105 Indigo Lane
Calera, Alabama 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Erlene W. Davis and Ray P. Davis, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ray P. Davis and Erlene W. Davis** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 2nd day of May, 2001.

Witness

Erlene W. Davis (Seal)
Erlene W. Davis

Witness

Ray P. Davis (Seal)
Ray P. Davis

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Erlene W. Davis and Ray P. Davis**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2001.

[Signature]

Notary Public
My Commission Expires: 02-25-05

05/15/2001-19585
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

Inst # 2001-19585

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run South along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 479.70 feet to the Point of Beginning:

Thence continue last course 147.70 feet; thence turn right 92 degrees, 47 minutes, 15 seconds, and run West 546.01 feet; thence turn right 88 degrees, 18 minutes, 50 seconds, and run North 147.57 feet; thence turn right 91 degrees 44 minutes 02 seconds and run East 543.17 feet to the Point of Beginning.

Less and Except the West 10 feet of said property (the West line of the above described property is the centerline of a 20 foot easement for ingress, egress and utilities).

Also: An Easement in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; for ingress, egress and utilities; 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North along the East line thereof 337.13 feet; thence turn left 88 degrees, 18 minutes, 22 seconds and run west 552.55 feet; thence turn right 89 degrees, 19 minutes, 15 seconds, and run North 393.48 feet to the point of beginning of said centerline:

Thence continue last course 590.0 feet to the South right of way of an existing county road and the end of said centerline.

Inst # 2001-19585

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