

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ **244,900.00** to the undersigned Grantor(s), **Jeannine Q. Davis, an unmarried woman**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **James A. Holley and Yvonne S. Holley** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 29, according to the Resurvey of Valleybrook, Phase II, as recorded in Map Book 12, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**Address of Property: 5188 Valley Brook Lane**  
**Birmingham, Alabama 35244**

**Described property to become the homestead of the Grantees**

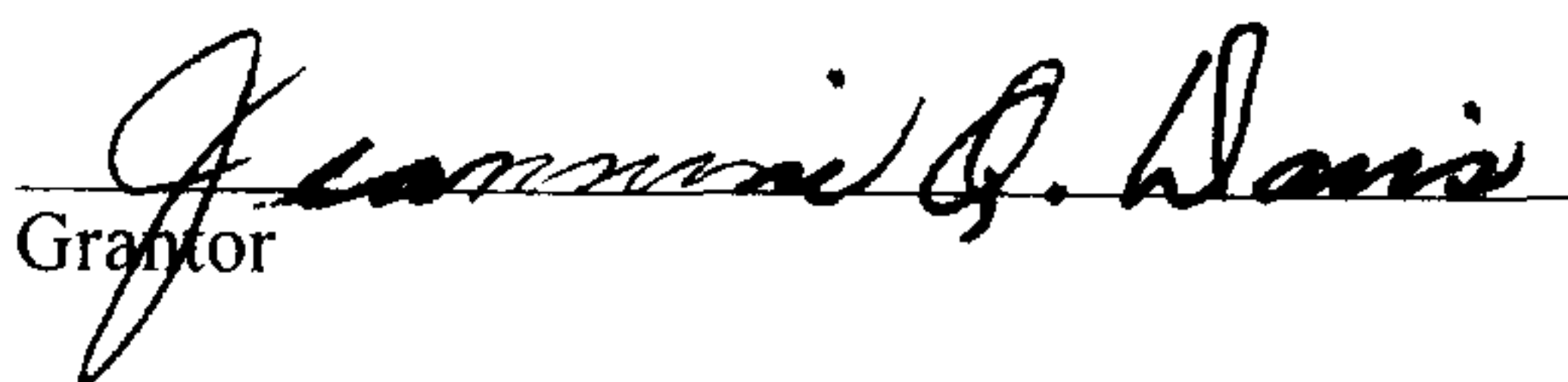
Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ **195,920.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 15<sup>th</sup> day of December, 2004.

By:

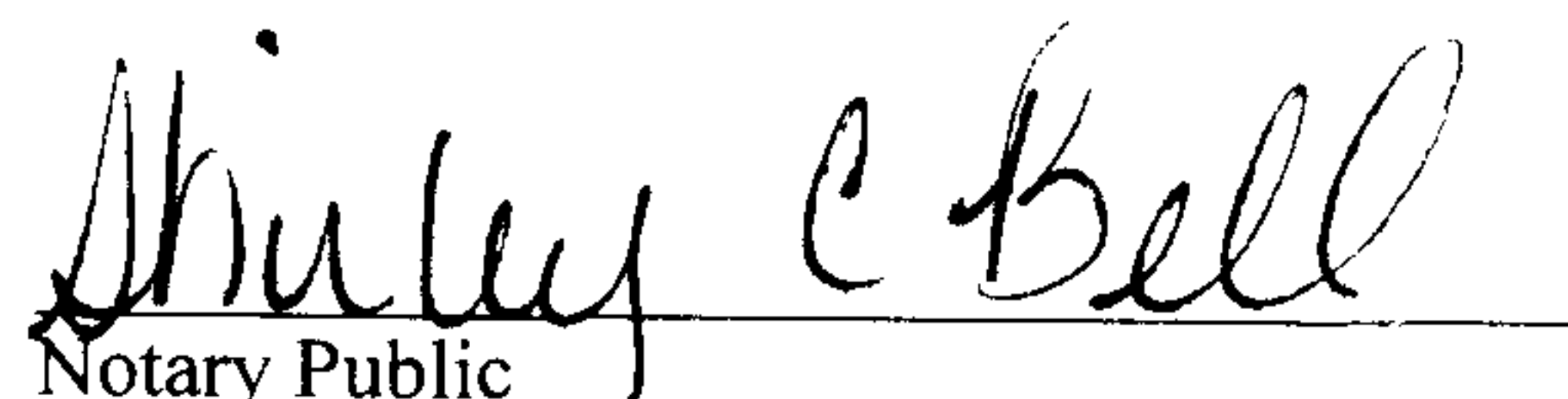
  
Grantor

\_\_\_\_\_  
Grantor

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jeannine Q. Davis, an unmarried woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of December, 2004.

  
Notary Public

Commission Expires: 10/19/2008

**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
James A. Holley & Yvonne S. Holley  
5188 Valley Brook Lane  
Birmingham, Alabama 35244