



20051209000638950 1/1 \$174.50
Shelby Cnty Judge of Probate, AL
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This instrument was prepared by
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Send Tax Notice to: Edward R. Davis and
(Name) Evelyne K. Davis
(Address) 113 Fairview Lane
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$163,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAYE HUTCHISON, a married man

Shelby County, AL 12/09/2005
State of Alabama

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

Deed Tax: \$163.50

EDWARD R. DAVIS and EVELYNE K. DAVIS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 49, according to the survey of Fairview Subdivision, recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 146, Page 388 and Deed Book 133, Page 362 in Probate Office.
- Right of way deeds to Shelby County as recorded in Deed Book 242, Page 122 and Deed Book 243, Page 320 in Probate Office.
- Restrictive covenants as recorded in Inst. No. 1997-23159 in Probate Office.
- 25-foot building set back line from Fairview Lane with 5-foot easement inside said set back line as shown on recorded map of said subdivision.
- 7.5-foot easement across the North and South sides of said lot as shown on recorded map of said subdivision.

THE ABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 for such survivor forever.

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 GRANTEES, 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 7th day of Dec., 2005.

JAYE HUTCHISON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JAYE HUTCHISON**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of Dec., 2005.

Notary Public
My commission expires: 8/13/09