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This instrument was prepared by Amy Duckworth, c/o Stapleton Realty Company, Inc., 1206 South 20th Street, Birmingham, Alabama 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Ten Thousand and 00/100 - - - - - DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we, Richard W. Coward and wife, Joyce B. Coward (herein referred to as grantors) do grant, bargain, sell and convey to Thomas Eugene Davis and wife, Roslyn Gresham 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

All Lot 9 according to survey of Cahaba River Estates, recorded in Map Book 3, Page 11, in Probate Office of Shelby County, Alabama, except the following: Beginning at an iron stake, the NW corner of Lot 9 in the Survey of Cahaba River Estates; thence easterly with north boundary of said lot 16' 6" to a point which is the intersection of said boundary line with a fence; thence southwesterly with said fence line 17' 8" to the west boundary line of Lot 9, thence northerly with the said west boundary line 6' 8", more or less, to the point of beginning and containing 58 square feet, more or less in said exception. There is also EXCEPTED the following: Begin at an iron stake, the northwest corner of Lot 9 in said Survey of Cahaba River Estates, thence easterly along the north boundary of Lot 9 for 97 feet, more or less to the east edge of the stone curb around a well which is the point of beginning; thence south along east edge of well curb 1 foot to a fence; thence generally easterly with said fence 130' 6" (surface measurement) to a fence corner; thence northeasterly turning an angle of 73 degrees 16 minutes from preceding course 8' 9 3/4" to a fence corner on the north boundary of Lot 9; thence westerly along the north boundary of Lot 9 133 1/4 feet, more or less (surface measurement) to point of beginning, containing 550 square feet, more or less.

Also all that part of Lots 12 and 13, according to Cahaba River Estates as shown by said survey which lies north of Crest Road;

Also all that part of Lot 8 according to Cahaba River Estates which is described as follows: Begin at an iron stake, the Northwest corner of Lot 9 in the Survey of Cahaba River Estates as shown by said survey on record in the Probate Office thence easterly 17 1/2 feet, more or less, along north boundary of said Lot 9 to a point where said boundary line intersects a fence, which point is the point of beginning; thence continuing along said boundary line 80 1/2 feet to the east edge of a stone well curb; thence north along said east edge of said well curb 10 inches to its northeast corner; thence westerly along north edge of well curb and following curve of fence 80' 10" more or less, to point of beginning and containing 75 square feet, more or less.

Also all that part of Lot 14 according to Cahaba River Estates which is described as follows: Begin at an iron stake, the northwest corner of Lot 9 in the survey of Cahaba River Estates as shown by said survey on record in the Probate Office of Shelby County, Alabama; thence southerly along west boundary line of said Lot 9 6 2/3 feet, more or less, to a point, the intersection of said boundary line with a fence, which is the point of beginning; thence continuing in a southerly direction along said boundary line 243 1/3 feet, more or less, to an iron stake in said boundary line; thence in the same direction to the north edge of the Crest Road a distance of 11 1/2 feet, more or less; thence northerly and westerly along the north edge of the road 253 feet, more or less, (surface measurement) to the east corner of a stone entrance post; thence with the fence on the southeast side of McKelvey's drive 222 feet, more or less, to the beginning and containing .3 acres, more or less, all lying in Lot 14 of said survey.

Subject to: Transmission Line Permit to Alabama Power Company dated 8/29/28 recorded in Volume 1954, Page 266, Jefferson County Probate Office across Lots 7, 8, and part of Lot 14.

Title to minerals underlying caption lands with mining rights and privileges belonging 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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seal, this 31st day of October, 1969.

WITNESS:

(Seal)

Richard W. Coward

(Seal)

(Seal)

Joyce B. Coward

(Seal)

General Acknowledgment

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Charles E. Sides, a Notary Public in and for said County, in said State, hereby certify that Richard W. Coward and his wife, Joyce B. Coward whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, A. D. 1969.

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1969 NOV -4 PM 9:50
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE