

This instrument was prepared by

C. Stephen Trimmier

5217

(Name)

Rives, Peterson, Pettus, Conway & Burge

(Address)

1700 - 2121 Building, Birmingham, Alabama 35203

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and No/100 (\$4,000.00) DOLLARS AND THE ASSUMPTION OF THE UNPAID BELOW DESCRIBED MORTGAGE

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ROBERT HORACE CARNEY AND WIFE, JOHNNIE R. CARNEY

(herein referred to as grantors) do grant, bargain, sell and convey unto ABBOTT G. DAVIS AND WIFE, SHERRIE R. 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:

From the Northeast corner of the S 1/2 of the NW 1/4 of SW 1/4 of Section 18, Township 20, South, Range 2 West, run Southerly along the East Boundary of said NW 1/4 of SW 1/4 of Section 18, Township 20 South, Range 2 West for 342.59 feet to point of beginning of the land herein described; thence continue Southerly along the East boundary line of the NW 1/4 of SW 1/4 of Section 18, Township 20 South, Range 2 West for 273.93 feet to a point in the center of a dirt road; thence turn an angle of 102° 43' to the right and run Northwesterly along the center of said dirt road 292.5 feet; thence turn an angle of 05° 49' to the left and continue Northwesterly along the center of said road for 68.7 feet; thence turn an angle of 105° 45' to the right and run Northeasterly 110.0 feet; thence turn an angle of 105° 45' to the left and run Northwesterly 210.0 feet to a point in the center of County Road No. 35; thence turn an angle of 105° 45' to the right and run Northeasterly along the center of said County Road No. 35 for 154.1 feet; thence turn an angle of 03° 27' to the right and continue Northeasterly along the center of said County Road for 112.39 feet; thence turn an angle of 86° 10' to the right and run Southeasterly 443.99 feet, more or less, to the point of beginning, EXCEPTED however, from the above described land the right of way of County Road No. 35 as now located. Subject to rights of way and easements recorded in the Probate Office of Shelby County, Ala.

The undersigned grantees, as part of the consideration for the aforesaid premises do hereby assume payment of that certain mortgage given by Robert Horace Carney and wife, Johnnie R. Carney to Real Estate Financing, Inc. in Mortgage Book 314, Page 881, and assigned to The Philadelphia Savings Fund Society in Book 264, Page 567, Shelby County, Alabama.

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~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 hand(s) and seal(s), this 29th day of September, 1971

WITNESS:

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STATE OF ALABAMA  
SHELBY COUNTY  
INSTRUMENT WAS  
FILED FOR RECORD  
OCT-2-2 PM 5:07  
U.C.C. FILE NUMBER  
RECORDED & INDEXED  
C. Stephen Trimmier  
NOTARY PUBLIC

Robert Horace Carney (Seal)  
Robert Horace Carney (Grantor)  
Johnnie R. Carney (Seal)  
Johnnie R. Carney (Grantor)  
Abbott G. Davis (Seal)  
Abbott G. Davis (Grantee)  
Sherrie R. Davis (Seal)  
Sherrie R. Davis (Grantee)  
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Horace Carney, Johnnie R. Carney, Abbott G. Davis & Sherrie R. Davis 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 29th day of September, A. D., 1971

C. Stephen Trimmier  
Notary Public.