



(FOR TRANSFER CASES)

WARRANTY DEED

Dwain L. Pitts and wife, Jackie H. Pitts

of Shelby County, State of Alabama, party (ies) of the first part,

and G. M. Davis and Gail E. Davis of Shelby
County, State of Alabama, parties of the second part;

County, State of Alabama, parties of the second part,
WITNESSETH: That the said party (ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to

them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said parties of the second part, as joint tenants

with the right of survivorship, the following described land, lying and being in the County of Shelby

_____, State of Alabama, to-wit:

All that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, lying north of Southern Railroad, EXCEPT 2 acres as described in Deed Book 69, page 11 in Probate Office, being 2 acres in said exception; also except Columbiana-Wilsonville Highway R/O/W.

Also a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East described as follows: Begin at the northeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and run south 89 deg. 30 min. west along section line 384 feet to a road; thence south 42 deg. 52 min. east 406.3 feet to Alabama Highway No. 25; thence along highway south 79 deg. 45 min. west to center of a culvert; thence along Stinson-McGowan Creek center line with its meanders to a point on the east line of aforesaid forty acres; thence along said forty line north 0 deg. 30 min. west 292 feet to a spring; thence along same forty line north 0 deg. 30 min. west 279 feet to point of beginning; except Columbiana-Wilsonville Highway right-of-way.

The above-described land is subject to the following:

1. That certain mortgage to the United States of America executed by

Dwain L. Pitts and wife, Jackie H. Pitts

dated the 25th day of September, 19 71, and recorded in

Mortgage Book 319, at Page 243, in the Office of Judge of Probate of Snelby

2 _____ County, Alabama:

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part ~~does~~ (do) for themsevles and for their heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of them that they is (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that they has (have) a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part ~~has~~ (have) hereunto set our hand(s) and seal(s), the day and year first above written.

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Dwain L. Pitts
Dwain L. Pitts
Jackie H. Pitts
Jackie H. Pitts

REC'D & PAID TO SHELBY CO. JUDGE OF PROBATE
1973 NOV 1 AM 11:05
SHELBY CO. JUDGE OF PROBATE
THIS INSTRUMENT WAS FILED
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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Martha B. Joiner, a Notary Public in and for said County and State, do hereby certify that Dwain L. Pitts and wife, Jackie H. Pitts 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of October, 19 73.

(SEAL)

Martha B. Joiner
Notary Public

My Commission Expires: 9/25/76

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Shelby Cnty Judge of Probate, AL
11/01/1973 01:00:00 AM FILED/CERT