

SEND TAX NOTICE TO:

(Name) _____

This instrument was prepared by

523

(Address) _____

(Name) Larry R. Newman

(Address) 2737 Highland Avenue, Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MAURICE E. WAITS AND WIFE MARGARET STARTLEY WAITS, (Formerly Margaret Allene Startley)

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

(WILLIAM LARRY DAVIS AND WIFE SHARRON DAVIS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Commencing at the SE corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 12, Township 20, Range 1 W, and run in a northerly direction along said quarter-quarter line a distance of 168' to a point; thence turn south at an angle of 90 degrees to the left and run west a distance of 330' to a point; thence turn a 90 degree angle to the left and run south a distance of 168' to the quarter section line; thence turn an angle to the left and run a distance of 330' along the said quarter section line to a point of beginning. Lying in and being a part of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 12, Township 20, Range 1 W, Shelby County, Alabama.

This is a corrective Deed for the purpose of correcting that Deed filed on March 7, 1975, in Book 291, Page 136, in the Probate Records of Shelby County, Alabama.

BOOK 353 PAGE 836

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 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 8

day of March, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.
NOTARILY THIS

Corrected (Seal)

1984 MAR -9 AM 10:15 (Seal)

STATE OF ALABAMA (Seal)
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Maurice E. Waits and wife Margaret Startley Waits

whose name 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 9 day of March, A. D. 19 84

Mike Henderson
2839 Pine Oaks Lane
Birmingham 35242

Maurice E. Waits (Seal)
Margaret Startley Waits (Seal)
My Commission expires 10-12-86