

(Name) John L. Davis

This instrument was prepared by

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(Address)

7,044.09

(Name) James O. Standridge(Address) P.O. Box 562, Montevallo, Al 35115

Form 1-13 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Nine Thousand Seven Hundred Eighty Six DOLLARS

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

WALTER E. SMITH JR. and wife, VIVKI T. SMITH

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

JOHN L. DAVIS and wife, BEVERLY D. 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:

Lot 11 in Block 1, according to survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Office of the Probate Judge, Shelby County, Alabama.

Grantees executed a purchase money mortgage in the amount of \$ 8,000.00 simultaneously herewith.

Grantees assumed a certain mortgage indebtedness in the amount of \$ 34,741.91 simultaneously herewith, said mortgage being recorded at Book 363, Page 887.

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 13th day of June, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 14 AM 11:03
SHELBY HSE-669
JUDGE OF PROBATE

Walter E. Smith Jr.

(Seal)

(Seal)

Vicki T. Smith

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter E. Smith and wife, Vicki T. Smith 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 were made.

Given under my hand and official seal this 13th day of June, A. D., 1984

Laura Lee Kalkbrenner
My commission expires 6/15/85
Notary Public

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