

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of one thousand dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Lorenzo Davis and wife Laura P. Davis, of 869 W 7th St., Birmingham, AL 35204 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Carrie Davis, of BX 464, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots #7 and 8 in block #9, according to Nabors Survey and Map of Almont, AL in Shelby County, AL, as recorded in Deed Book 162, pages 524, of the Shelby County Probate Office October 13, 1953.

Said property being further described as:

Commence at the intersection of the S line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of \$20, T22S, R3W, with the E right of way of County Road 17, thence N along said right of way 95 feet to the point of beginning, thence E 285 feet, southeasterly 95 feet, W 70 feet, southwesterly 17 feet, thence westerly 125 feet to said right of way, thence northerly along road 230 feet to point of beginning. Situated in \$20, T22S, R3W, Shelby County, Alabama.

It is the intent of this instrument to convey the house and lot acquired by John Wesley Davis in 1953, whether correctly described or not.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Lorenzo Davis and wife Laura P. Davis do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

We, Lorenzo Davis and wife Laura P. Davis, further take oath and affirm that:

This property was acquired in 1953 by John Wesley Davis. Lorenzo Davis is the only child of John Wesley Davis, and inherited the property upon the death of John Wesley Davis. John Wesley Davis died on September 12, 1970, and his widow, Georgia Davis, died in 1975. Lorenzo Davis is the sole heir of each. John Wesley Davis and Lorenzo Davis, and their tenants, have openly, notoriously, and fully possessed the above premises since 1953 against all claims and against all others whatsoever.

In witness whereof, I have set my hand and seal, this 15 June 1984.

Witness:

Steve R. Sears

Lorenzo Davis (Seal)
Lorenzo Davis

Laura P. Davis (Seal)
Laura P. Davis

Steve R. Sears

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State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Lorenzo Davis and wife Laura P. Davis, whose names are signed to the foregoing conveyance, and who are (made) 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 19 June 1984.

Joe Davis
Notary public

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STATE OF ALABAMA
I CERTIFY THIS
MATERIAL IS FILED

1984 JUN 27 PM 3:43

dues tax 1.00
Rec 3.00
8.00 1.00
5.00

James C. Johnson, Jr.
JUDGE OF THE PEACE