

1018

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. G. R. Davidson
1327 Sequoia Trail
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) William A. Jackson, Attorney
#1 Independence Plaza, Suite 508
(Address) Birmingham, Alabama 35209

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Eight Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantor, Benny Griffin Construction Co., Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

G. R. Davidson and wife, Donna E. Davidson

(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 3, according to the Survey of Navajo Hills, 8th
Sector, as recorded in Map Book 9, Page 94, in the
Office of the Judge of Probate of Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

\$69,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously
herewith.

BOOK 057 PAGE 110

RECORDING FEES

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

1986 JAN 14 AM 8:58

Thomas A. Davidson, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	_____
Deed Tax		<u>19.50</u>
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>23.00</u>

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Benny Griffin,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of January, 1986.

ATTEST:

BENNY GRIFFIN CONSTRUCTION CO., INC.

By *Benny Griffin* President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Benny Griffin
whose name as President of Benny Griffin Construction Co., Inc.,
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

JACKSON & ARNOLD and official seal, this the 10th day of January 19 86.
ATTORNEYS AT LAW
STATE OF ALABAMA
#1 INDEPENDENCE PLAZA Public