

924

SEND TAX NOTICE TO:

(Name) Charles W. Davenport

(Address) P.O. Box 56  
SHELBY ALA 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 NINE THOUSAND FOUR HUNDRED FIFTY AND NO/100 (\$9,450.00)----- DOLLARS

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

Gladys V. Gould and Sara A. Gould

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

Charles W. Davenport and wife, Sue Davenport

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, an undivided one-half interest in the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 2, Dogwood Point Subdivision, as recorded in Map Book 10, page 35 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 92 Page 449 in Probate Office.
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 242, page 108 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 71, page 449 in Probate Office.
5. Rights of riparian owners in and to the use of said Lay Lake.
6. Flood rights to Alabama Power Company as recorded in Deed Book 242, page 369; Deed Book 248, page 287 in the Probate Office.
7. Subject to Alabama Power line as shown on survey dated August 22, 1986 by Thomas E. Simmons, L.S. #12945.
8. Each lot must have a permit prior to construction as shown by Map.

The above described property constitutes no part of the homestead of the Grantors or their spouses. Each of the Grantors is married.

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 12<sup>th</sup>

day of May, 19 87

WITNESSES

Sara A. Gould  
Sara A. Gould

(Seal)

(Seal)

(Seal)

Gladys V. Gould  
Gladys V. Gould

(Seal)

By: Billy Ray Jones  
Billy Ray Jones, as Attorney in  
Fact for Gladys V. Gould

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sara A. Gould

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of May, A. D., 19 87

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Jones, whose name, as Attorney in Fact for Gladys V. Gould 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 Attorney in Fact, and with full authority as shown by Power of Attorney recorded in Book 92, page 58, in the Probate Office of Shelby County, Alabama, executed the same voluntarily on the day the same bears date, for and as the act of said Gladys V. Gould.

Given under my hand and official seal this 12<sup>th</sup> day of May, 1987.

Conrad H. Foster  
Notary Public



STATE OF ALABAMA  
COUNTY OF SHELBY  
INSTRUMENT NO. 129

1987 MAY 12 AM 11:46

Richard L. Foster  
JUDGE OF PROBATE

1. Doc. Tax	<u>\$1.50</u>
2. Mfg. Tax	<u>      </u>
3. Recording Fee	<u>\$5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.50</u>

BOOK 130 PAGE 129

BOOK 130 PAGE 129

RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAIND  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.