

This instrument was prepared by

(Name) JAMES R. KRAMER
(Address) P.O. Box 360574
BIRMINGHAM, AL 35236



1494

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Two Hundred Fifty 00/100 (\$7,250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Annie Faye Davis, a widow; Doyle Len Davis and wife, Beverly H. Davis

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

Doyle Len Davis and wife, Beverly H. Davis

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:
A parcel of land containing 2.5 acres in the N.W. 1/4 of the S.E. 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the Northwest corner of said 1/4-1/4 section, Thence run south along the west 1/4-1/4 line 547.35 feet to the point of beginning; Thence continue last course 214.84 feet, Thence turn left 87 deg. 12 min. 22 sec. and run east 474.00 feet, Thence turn left 92 deg. 47 min. 38 sec. and run north 246.04 feet, Thence turn left 90 deg. 59 min. 59 sec. and run west 473.51 feet to the point of beginning. Also an easement for ingress, egress, and utilities, 30 feet wide, 15 feet on each side of the following described centerline:

Commence at the northwest corner of the N.W. 1/4 of the S.E. 1/4 of section 36, Township 21 South Range 3 West, Shelby County, Alabama;

Thence run south along the west 1/4-1/4 line 562.35 feet, Thence turn left 90 deg. 58 min. 58 sec. and run east 473.51 feet to the beginning of said centerline; Thence continue last course 812.28 feet to the west right-of-way of Shelby County Highway #107 and the end of said centerline.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 17th day of JANUARY, 1988

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 JAN 22 PM 12:49 (Seal)

JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, James R. Kramer, a Notary Public in and for said County, in said State, hereby certify that Annie Faye Davis; Doyle Len Davis; Beverly H. Davis 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 bears date.

Given under my hand and official seal this 17th day of JANUARY, A. D., 1988