

SEND TAX NOTICE TO:

(Name) Grantees

(Address) Rt. 2, Box 142 F
Columbiana, AL 35051

This instrument was prepared by

(Name) DOUGLAS ROGERS
ATTORNEY AT LAW

1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Four Thousand Two Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William J. Bledsoe and wife Deborah S. Bledsoe

(herein referred to as grantors) do grant, bargain, sell and convey unto
Calleen K. Davis and David J. 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:

Parcel H of Tract Nine Subdivision, as recorded in Map Book 10, page 32 in the Probate Office of Shelby County, Alabama, also described as: That part of the West 1/2 of the NE 1/4 of the SW 1/4 and that part of the NW 1/4 of the SE 1/4 of the SW 1/4 which lies North of Highway No. 69, all in Section 22, Township 20 South, Range 1 West, Shelby County, Alabama. Being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1988.

Subject to restrictions and conditions as set out in Real Book 99, Page 305, in Probate Office.

\$40,000.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

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

28

2. Mfg. Tax

day of July, 19 88

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 38.00

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -1 PM 1:47

STATE OF ALABAMA
JEFFERSON JUDGE OF PROBATE
COUNTY

William J. Bledsoe
WILLIAM J. BLEDSOE

Deborah S. Bledsoe
DEBORAH S. BLEDSOE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Bledsoe and Deborah S. Bledsoe whose name S 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 28 day of July, A. D., 19 88

J. Douglas Rogers
Notary Public.

BOOK 197 PAGE 142