

This instrument was prepared by:
Whaley & Grimes, P. C.
244 West Valley Avenue, Suite 200-A
Birmingham, AL 35209

Send Tax Notice to:
Phillip W. Harmon
4816 Caldwell Mill Road
Birmingham, AL 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *****Ten Dollars and No/100 (\$10.00) and other valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

S. Matthew Davis and wife, Kathy Krout Davis

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

Phillip W. Harmon and wife, Karon T. Harmon

(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:

Lot 2, according to the Amended Map of Bentwood Estates, as recorded in Map Book 7, Page 171 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements and restrictions and set back lines of record.

04/28/1992-6330
03:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 78.00

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 for 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 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 28th day of February, 19 92.

WITNESS

(Seal)

S. Matthew Davis (Seal)
S. Matthew Davis

(Seal)

Kathy Krout Davis (Seal)
Kathy Krout Davis

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, H. Evans Whaley, a Notary Public in and for said County, in said State, hereby certify that S. Matthew Davis and wife, Kathy Krout Davis whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February A.D., 19 92.

Notary Public
My Commission Expires: