

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Thomas R. Davis & Elaine E. Davis
7728-C Sunrise Drive
(Address) Birmingham, AL 35210

This instrument was prepared by

(Name) Michael T. Atchison, Attorney At Law

(Address) P.O. Box 822 Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

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 Thirty Seven Thousand and no/100 ----- DOLLARS

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

Tom D. Bagley, a married man

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

Thomas R. Davis and wife, Elaine E. 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:

Lot 12, Twelve Oaks Subdivision, as recorded in Map Book 13, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

The above described property does not constitute any part of the homestead of the grantor or the spouse of the grantor.

\$29,600.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

Inst # 1993-00788

01/11/1993-00788
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCO 15.00

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, I have hereunto set my hand(s) and seal(s), this 8th day of January, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Tom D. Bagley
Tom D. Bagley

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom D. Bagley, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D., 19 93

W. E. H. F.

Peggy J. Letson
Notary Public.