

This instrument was prepared by
Claude M. Moncus
(Name) Corley, Moncus & Ward, P.C.
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

Send Tax Notice To: Jeffery Lynn Davis
name and Kathy Jean Davis
767 Dogwood Circle
address
Birmingham, AL 35244

1994-10165

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY FIVE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$25,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
B. R. Rives and wife, Kathy R. Rives

(herein referred to as grantors) do grant, bargain, sell and convey unto Jeffery Lynn Davis and wife, Kathy Jean 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:

Property more particularly described on Exhibit "A" attached hereto and made a part hereof as if set forth herein verbatim.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record and Ad Valorem taxes for the year 1994, which said taxes are not due and payable until October 1, 1994.

Inst # 1994-10165
03/29/1994-10165
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.50

\$ 19,125.00***** of the Purchase Price was paid from the proceeds of a mortgage recorded 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 24th day of March, 19 94.

_____(Seal) B. R. Rives (Seal)
_____(Seal) Kathy R. Rives (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY
General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that B. R. Rives and wife, Kathy R. Rives 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 24th day of March A.D., 1994

Claude M. Moncus
Claude M. Moncus Notary Public
My Commission Expires: 12/28/95

EXHIBIT "A"

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88 deg. 00 min. 40 sec. East along the South line of said Section a distance of 2934.32 feet to a point; thence North 1 deg. 59 min. 20 sec. West a distance of 178.38 feet to the point of beginning, and being on the North bank of Lay Lake; thence North 17 deg. 51 min. 27 sec. West a distance of 216.56 feet to a point; thence North 55 deg. 11 min. 42 sec. West a distance of 295.50 feet to a point on the Southerly right of way line of a 60 foot wide County Road and being in a curve to the left having a central angle of 31 deg. 39 min. 43 sec. a radius of 50.00 feet, a chord bearing North 18 deg. 58 min. 33 sec. East a chord distance of 27.28 feet to a point; thence North 88 deg. 01 min. 00 sec. East a distance of 160.00 feet to a point; thence South 45 deg. 36 min. 21 sec. East a distance of 211.46 feet to a point; thence South 34 deg. 17 min. 34 sec. East a distance of 200.00 feet to a point on the said North bank of said Lay Lake; thence South 6 deg. 31 min. 00 sec. East along said North bank a distance of 32.25 feet to a point; thence South 36 deg. 59 min. 00 sec. West continuing along said North bank a distance of 43.58 feet to a point; thence South 70 deg. 43 min. 00 sec. West continuing along said North bank a distance of 24.88 feet to a point; thence South 77 deg. 00 min. 00 sec. West continuing along said North bank a distance of 79.51 feet to the point of beginning; being situated in Shelby County, Alabama.

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