

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:

Vernon C. Davis
(Name) Julia K. Davis
2610 Royal Circle
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Newman & Sexton, Attorneys at Law
3021 Lorna Road, Suite 310
(Address) Birmingham, Alabama 35210
94-964-40
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 One Hundred Thirty One Thousand and No/100 ----- DOLLARS
(\$131,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Matlock and wife, Ann Louise Matlock

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

Vernon C. Davis and Julia K. 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 43, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.

\$105,637.30 of the above mentioned purchase price was paid for from the proceeds of a mortgage loan executed and recorded simultaneously herewith.
\$6,500.00 of the above mentioned purchase price was paid for from the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-23083

07/22/1994-23083
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.50

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 15th

day of July, 19 94.

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
James R. Matlock
(Seal)
Ann Louise Matlock
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Matlock and wife, Ann Louise Matlock 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 15th day of July, A. D., 1994

My commission expires: 3-11-98 Notary Public.

Inst # 1994-23083