

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) John N Davis
Maria A. Davis
(Address) 206 Kristi Lane
Harpersville, AL 35078

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) Columbiana, AL 35051

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 FIFTY ONE THOUSAND and no/100-----(\$51,000.00)DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JUSTINE G. EAKINS, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto
JOHN N. DAVIS and wife, MARIA A. 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:

All my undivided one-half interest in and to the following:

Commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence run in a Southerly direction along the West line of said 1/4-1/4 Section a distance of 563.25 feet to the point of beginning of the property being described; thence continue Southerly along the last described course a distance of 256.54 feet to a point; thence turn an angle of 90 degrees 49 minutes to the left and run Easterly a distance of 681.31 feet to a point on the West line of 30 foot wide access easement; thence turn an angle of 89 degrees 27 minutes left and run Northerly along said West line of said access easement a distance of 256.54 feet to a point; thence turn an angle of 90 degrees 33 minutes to the left and run Westerly a distance of 680.12 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, and rights-of-way of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

11/22/1994-34748
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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, I have hereunto set my hand(s) and seal(s), this 17th

day of November, 19 94.

WITNESS:

Linda K. Angel (Seal)

Justine G. Eakins (Seal)
Justine G. Eakins (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA TEXAS
GALVESTON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justine G. Eakins, an unmarried woman, 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 she executed the same voluntarily on the 17th day of November, A. D., 19 94.

Given under my hand and seal of office this 17th day of November, A. D., 19 94.
Maureen Zarate
Notary Public, State of Texas
Commission Expires 8-1-93

Notary Public.