

This instrument was prepared by

(Name) William H. Halbrooks  
704 Independence Plaza  
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Mike Dottley  
name  
2215 Highway 31 South  
address  
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred Thousand and no/100-----(\$600,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John L. Davis, Jr., a married man and Donald S. Davis, a married man

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

Mike Dottley and Donna J. Dottley

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$550,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of John L. Davis, Jr., Donald S. Davis nor their spouses.

Inst # 1995-00114

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 28th day of December, 1994.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)  
John L. Davis, Jr.  
(Seal)  
Donald S. Davis  
(Seal)  
Donald S. Davis

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Davis, Jr., a married man and Donald S. Davis, a married man 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 28th day of December A. D. 1994

My commission expires: 4/21/96

William H. Halbrooks  
Notary Public.

EXHIBIT "A"

A parcel of land located in the Southwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the East quarter line 2189.39 feet; thence left  $108^{\circ} 50' 13''$  a distance of 1047.38 feet to the Point of Beginning; thence left  $90^{\circ} 00'$ , 156.00 feet; thence right  $90^{\circ} 00'$ , 271.59 feet to the Easterly right of way of U.S. Highway 31; thence right  $111^{\circ} 32' 40''$  to the chord of a curve to the left with a central angle of  $4^{\circ} 46' 55''$  and a radius of 2010.08; thence run along the arc of said curve 167.76 feet along said right of way; thence right  $68^{\circ} 27' 17''$  from the chord of said curve a distance of 210.00 feet to the Point of Beginning.

Inst # 1995-00114

01/03/1995-00114  
12:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 61.00