

This instrument was prepared by

(Name) John L. Hartman, III

(Address) P. O. Box 846
Birmingham, AL 35201

Paula J. Lane
Send Tax Notice To: David K. Lane
name
241 Baron Drive
Chickasha, AL 35043

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ninety-three Thousand and No/100 - - - - - DOLLARS
(\$193,000.00)

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

Wayne Davis, d/b/a Wayne Davis Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto

David K. Lane and wife, Paula J. Lane
(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 18, according to the Survey of Royal Forest, as recorded in Map Book 14,
page 44 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 75 foot building line as shown by recorded Map; (3) Restrictions as shown by recorded Map; (4) Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Real 311, page 700, in the Probate Office of Shelby County, Alabama; (5) Mineral and mining rights and rights incident thereto recorded in Real 206, page 536 in the Probate Office of Shelby County, Alabama; (6) Restrictions appearing of record in Real 290, page 957, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

(\$183,350.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.)

The above described property does not constitute the homestead of the grantor herein.

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 25th
day of January, 1995

WITNESS:

(Seal)
(Seal)
(Seal)

Wayne Davis, d/b/a Wayne Davis Construction
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Wayne Davis d/b/a Wayne Davis Construction
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 25th day of January, A. D., 1995

John L. Hartman, III
Notary Public

Inst # 1995-03206

02/06/1995-03206
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.50
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