

THIS INSTRUMENT WAS PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
PETER J. CLEMENS, IV AND WIFE, JULIE M. CLEMENS  
2547 Willow Brook Circle  
Birmingham, Alabama 35242

(216 Woodbridge Lane  
B'ham, AL 35242)

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, LARRY B. DAVIS AND WIFE, LINDA H. DAVIS, (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto PETER J. CLEMENS, IV AND WIFE, JULIE M. CLEMENS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Inst # 1995-08953

LOT 14, ACCORDING TO THE SURVEY OF WILLOWBROOK, AS RECORDED IN MAP BOOK 11, PAGE 48 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Taxes for the year 1995, which are a lien but not yet due and payable until October 1, 1995.
  2. Easements, building line and restrictions as shown on recorded map.
  3. Restrictions appearing of record in Real Volume 148, Page 366, Real Volume 352, Page 810 and Inst. #1994-5463.
  4. Terms, agreements and right of way to Alabama Power Company recorded in Real Volume 153, Page 596.
  5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 153, Page 604.
  6. Notice is hereby given that the recorded Subdivision Map, as recorded in Map Book 11, Page 48 A & B, contains on the face of same a statement pertaining to natural lime sinks.
- (\$198,000.00 of the above consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.)
- TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 4TH day of APRIL, 1995.

WITNESS:

*D. L. Banner*

*Larry B. Davis*  
LARRY B. DAVIS  
*Linda H. Davis*  
LINDA H. DAVIS

04/07/1995-08953  
10:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.00

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that LARRY B. DAVIS AND WIFE, LINDA H. DAVIS, 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 4TH day of APRIL, 1995.



NOTARY PUBLIC

My Commission Expires: 10/31/95

Post # 1995-08953

04/07/1995-08953  
10:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.00