

SEND TAX NOTICE TO:

(Name) Mr. Michael D Davis

(Address) 1406 Whirlaway Ct
Helena, AL, 35080

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Four Thousand Nine Hundred & 00/100 (\$134,900.00) DOLLARS

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

John G. Lugar and wife, Anne K. Lugar

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

Michael D. Davis and Stacey Lois 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 4, according to the Survey of Dearing Downs, Fourth Addition, as recorded in Map Book 9, page 179, in the Probate Office of Shelby County, Alabama; being situated in the Town of Helena, Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$128,155.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1995-15416

06/13/1995-15416
10:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

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 9th day of June, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

John G. Lugar (Seal)
Anne K. Lugar (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. Lugar and wife, Anne K. Lugar 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 9th day of June, A. D., 19 95

Notary Public.

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