

SEND TAX NOTICE TO:

(Name) Dennis W. Davis and wife,
Stephanie J. Davis

(Address) 864 Hwy 89
Montevallo, AL
35115

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/88

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 ONE DOLLAR (\$1.00) and other good and valuable consideration, DOLLARS, including assumption of entire Note and Mortgage to Gloria Lucas, said Mortgage being recorded in Real Book 342, page 530, Probate Records of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kevin R. Lucas, an unmarried man; and Darla J. Lucas, an unmarried woman,

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

Dennis W. Davis and wife, Stephanie J. 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:

Begin at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, and run West along the North line of said $\frac{1}{4}$ Section a distance of 27.85 feet; thence left 87 deg. 26' 18" and run Southerly a distance of 1306.7 feet to the South line of said $\frac{1}{4}$ Section; thence left 91 deg. 05' 16" and run East 101.35 feet; thence left 88 deg. 54' 57" and run Northerly 1029.3 feet; thence right 87 deg. 26' 31" and run East 494.74 feet; thence left 87 deg. 26' 31" and run Northerly 280.0' to a point of intersection with the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; thence left 92 deg. 33' 29" and run West along the North line of said $\frac{1}{4}$ Section a distance of 568.24' to point of beginning; said described Parcel No. Two containing 6.22 acres, more or less.

Less and Except that part used as a public road right of way.

1995-34628

01/24/1995-34628
11:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DQ2 MCD 11.50

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

day of January, 1995

WITNESSES:

Robert M. [Signature] (Seal)

(Seal)

(Seal)

Kevin R. Lucas (Seal)
(Kevin R. Lucas)
Darla J. Lucas (Seal)
(Darla J. Lucas)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin R. Lucas, an unmarried man, 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.

(see reverse side for additional acknowledgment)

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darla J. Lucas 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 day the same bears date.

Given under my hand and official seal this 25th day of January, 1995.


Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 3, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1995-34628

12/04/1995-34628
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50