

Send Tax Notice To:

Ivey I. Brown and husband,
Allen G. Brown
5320 Sunrise Drive
Birmingham, Alabama 35242

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Two Hundred Thousand Dollars and 00/100 (\$200,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **William P. Davidson, III and wife, Sally R. Davidson**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Ivey I. Brown and husband, Allen G. Brown**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 98, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Building setback line of 35 feet reserved from Sunrise Drive as shown by plat.
2. Public easements as shown by recorded plat, including a 10 foot along the Easterly and 7.5 foot on the Northerly side of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 153, page 992, real 262, page 766 and Real 262 page 764 in Probate Office.
4. Transmission Line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139, page 140; Deed Book 316, page 465 and Deed Book 326 page 126 in Probate Office.
5. Right(s)-of-Way(s) granted to Water Works & Sewer Board by instrument(s) recorded in Real 144, page 878 in Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 167, page 406 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 158 page 720 and covenants pertaining thereto recorded in Real 158 page 723 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 108, page 150 in Probate Office.
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions

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Inst # 1995-35445

that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 108, page 150, Real 210 page 839 and Map book 11, page 79 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

10. Restrictions, limitations and conditions as set out in Map Book 11, page 79.
11. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$75000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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 (I) have hereunto set our hand(s) and seal, this 30th day of November, 1995.


Grantor - William P. Davidson, III



Grantor - Sally R. Davidson

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William P. Davidson, III and wife, Sally R. Davidson, 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 date the same bears date.

Given under my hand and official seal, this the 30th day of November, 1995.


Notary Public
My commission expires: 3-1-99

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