

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law
1920 Mayfair Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

James E. Abernethy and Lee Ann Abernethy
5004 Long Leaf Lane
Birmingham, AL 35242

Inst # 1996-21419

WARRANTY DEED
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

Two Hundred Eighty Five Thousand and no/100-----Dollars (\$285,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, David James Davis and wife LaVerne S. Davis (herein referred to as Grantor), do grant, bargain, sell and convey unto James E. Abernethy and Lee Ann Abernethy (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 37, according to the Amended Survey of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1996.

Subject to easements, restrictions, rights of way and building lines of record.

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 (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of June, 1996

(Seal)

DAVID JAMES DAVIS

(Seal)

LAVERNE S. DAVIS

(Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David James Davis and LaVerne S. Davis whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires 9/9/99

Inst # 1996-21419

07/03/1996-21419
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 293.50