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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Nina K. Willard

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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 Forty-Five Thousand and no/100

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

Tony Anthony Davis and wife, Vicki I. Richardson Davis

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

Nina K. Willard, an unmarried woman and David A. Wafer, Jr, an unmarried man

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A part of SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, and part of the NE 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 2 West described as follows:

Commence at the intersection of the East line of said SE 1/4 of SW 1/4 of said Section 13 and the intersection of the South 80 feet right of way of Shelby County Road #86; thence run westerly along said South right of way a distance of 219.34 feet to Point of Beginning; thence continue westerly along said South right of way a distance of 225 feet; thence South 3 degrees 46 minutes 24 seconds East a distance of 968.00 feet; thence North 82 degrees 27 minutes 14 seconds East 225 feet; thence North 3 degrees 46 minutes 24 seconds West a distance of 968.00 feet more or less to Point of Beginning. Situated in Shelby County, Alabama.

ALSO shown as Davis Estate recorded in Map Book 18, Page 19 in Probate Office of Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 40,364.45-----of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Vicki I. Richardson Davis is one and the same person as Vicki I. Richardson.

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 18

day of October, 1996.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Tony A. Davis  
Tony Anthony Davis (Seal)

Vicki I. Richardson Davis  
Vicki I. Richardson Davis (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony Anthony Davis and Vicki I. Richardson 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 18TH day of October, A. D., 1996.

[Signature]  
Notary Public  
MY COMMISSION EXPIRES 4/1/97

Inst # 1996-3550\$  
10/25/1996-3550\$  
10:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NC