

This instrument was prepared by
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Send Tax Notice to: **PHILLIP WAYNE DAVIS and**
(Name) **LINDA CHERYL DAVIS**
(Address) 210 Cedar Way
 Montevallo, AL 35115

MINIMUM VALUE: \$500.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, P. B. DAVIS, JR., an unmarried man

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

PHILLIP WAYNE DAVIS and LINDA CHERYL DAVIS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

A 20 foot easement for ingress, egress and utilities located in the NE 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 3 West, more particularly described as follows:
Commence at the NE corner of the above described 1/4-1/4 section and run North 89 deg. 26' 36" West along the locally accepted North line of said 1/4-1/4 section for 120 feet, more or less, along a line which is also designated as the south line of a public road known as Cedar Way, to the Easternmost line of the herein described easement; thence turn left and run in a Southerly direction along the Easternmost line of that certain private concrete driveway which runs to property currently owned by Phillip Wayne Davis and Cheryl Davis (a/k/a Linda Cheryl Davis), as recorded in the Probate Office of Shelby County, Alabama at Deed Book 327, Page 95. Said easement shall consist of property which lies immediately West of the herein described easement line of 20 feet of uniform width over the length thereof, and along the Easternmost line of said existing concrete drive, all being situated in Shelby County, Alabama.

Inst # 1997-00635

01/07/1997-00635
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 103 9.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd day of Dec, 19 96.

WITNESS

_____(Seal) P. B. Davis, Jr. (Seal)
_____(Seal) P. B. DAVIS, JR. (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that P. B. Davis, Jr. 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 2nd day of Dec, A.D. 19 96

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