

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Kendall G. Davis
Linda Y. Davis
2232 Pup Run
Helena, Alabama 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED SEVEN THOUSAND DOLLARS** and **00/100-----(\$107,000.00)** Dollars to the undersigned Grantor(s), **H. Martin Wilson, Jr. and wife Kathleen L. Wilson** (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said **Kendall G. Davis and Linda Y. Davis** (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lot 14, in Block D, according to the Amended Map of Fox Haven, as recorded in Map Book 7, Page 86, in the Probate office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1997.
2. Easements, restrictions and reservations of record.

\$105,010.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of February, 1997.

H. Martin Wilson, Jr.

Kathleen L. Wilson
Kathleen L. Wilson

03/06/1997-06979
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

Inst # 1997-06979

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that H. Martin Wilson, Jr. and wife Kathleen L. Wilson, 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 on this the 28th day of February, 1997.

(NOTARIAL SEAL)


NOTARY PUBLIC

My Commission Expires: 10-21-99

Inst # 1997-06979

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SHELBY COUNTY JUDGE OF PROBATE
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ALABAMA