

Send Tax Notice To:

Instrument was prepared by

B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL 35124

KEVIN M. DAVIS
1232 DUNHAM LANE
HELENA, AL 35080

(Address)

(Address)

Inst # 1997-10040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

that in consideration of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 (\$102,500.00) Dollars

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JEFFREY BRENT COOPER and wife, BETTY JO COOPER

herein referred to as grantors) do, grant, bargain, sell and convey unto
KEVIN M. DAVIS and wife, MICHELLE M. DAVIS

herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,
INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$97,375.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

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04/02/1997-10040
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD, to 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 28th day of
March, 19 97.

(Seal) Jeffrey Brent Cooper (Seal)
JEFFREY BRENT COOPER
(Seal) Betty Jo Cooper (Seal)
BETTY JO COOPER

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned a Notary Public in and for said County in said State, hereby certify that
Jeffrey Brent Cooper and wife, Betty Jo Cooper whose name(s) 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 the 28th day of March 1997

Frank A. Elrod
Notary Public

EXHIBIT "A"

Lot 3, according to a Resurvey of Lots 5, 6 and parts of Lots 7 and 8, Dunham Farms, as recorded in Map Book 6 page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

A part of Lot 3, Resurvey of Lots 5, 6 & part of Lots 7 and 8 Dunham Farms as recorded in Map Book 6 page 85 in the Office of the Judge of Probate, Shelby County, Alabama, said part of Lot 3 being more particularly described as follows: From the SE corner of said Lot 3, run in a Northwesterly direction along the South line of said Lot 3 for a distance of 137.10 feet to the point of beginning; thence turn an angle to the right of 62 deg. 33 min. and run in a Northerly direction for a distance of 24.57 feet; thence turn an angle to the left of 70 deg. 38 min. and run in a Northwesterly direction for a distance of 155 feet to the Southwesterly corner of said Lot 3, also being a point on the East right of way line of Dunham Lane; thence turn an angle to the left and run in a Southeasterly direction along the South line of said Lot 3 for a distance of 164.79 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, A portion of Lot 4 being further described as follows:

A part of Lot 4, Resurvey of Lots 5, 6 & part of Lots 7 & 8 Dunham Farms as recorded in Map Book 6 page 85 in the Office of the Judge of Probate, Shelby County, Alabama, described as follows: Beginning at the NE corner of said Lot 4, run in a Northwesterly direction along the Northeast line of said Lot 4 for a distance of 137.10 feet; thence turn an angle to the left of 172 deg. 33 min. and run in a Southeasterly direction for a distance of 145.79 feet, more or less, to a point on the East line of said Lot 4; thence turn an angle to the left and run in a Northeasterly direction along said East line of said Lot 4 for a distance of 20.42 feet to the point of beginning; being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE

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