

Send Tax Notice To:

Timothy Jay McLaughlin
3070 Old Stone Drive
Birmingham, Alabama 35242
PID# 10-1-02-0-004-047

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One Hundred Ninety-One Thousand Five Hundred and 00/100 (\$191,500.00)** to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

J. William Davis and Nancy B. Davis, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Timothy Jay McLaughlin and Yvonne Michele Sloan

(herein referred to as Grantees), for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 29A, Block 1, according to the Survey of A Resurvey of Lots 29 & 30, Block 1, Town of Adam Brown, phase 2, as recorded in Map Book 16, Page 75, in the Probate Office of Shelby County, Alabama.

\$ 172300 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1997 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1997-13020

04/28/1997-13020
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCJ 30.30

Inst # 1997-13020

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 18th day of April, 1997.

J. William Davis

J. William Davis
Nancy B. Davis

Nancy B. Davis

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. William Davis and Nancy B. Davis, husband and wife** 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 18th day of April, 1997.

W. Russell Beale, Jr.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 97030RB

This instrument prepared by:
W. Russell Beale, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

Inst # 1997-13020

04/28/1997-13020
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 30.50

Inst # 1997-13020