

500.00
Send Tax Notice To:

Prepared By: Stephen Keith
#3 Riverchase Office Plaza
Suite #106
Birmingham, Alabama 35244

James & Christine Davis
1156 Yeager Parkway
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF JEFFERSON *Shelby (SK)*

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 30 day of MAY, 1997, by and between **Christine Davis a married woman**, herein called "GRANTORS", and Christine Davis and husband, James Davis, herein called "GRANTEES";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 DOLLARS (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors, have this day bargained and sold and by these presents do hereby grant, transfer and convey unto Grantees, as joint tenants with right of survivorship, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Commence at Southwest corner of Southwest 1/4 of Northwest 1/4 of Section 13, Township 20 South, Range 3 West, thence run East along South line 1787.86 feet; thence turn 65 degrees 25 minutes 18 seconds left for 182.7 feet; thence turn 2 degrees 30 minutes 58 seconds left for 140.25; thence turn 2 degrees 56 minutes 10 seconds left for 155.0 feet; thence turn 75 degrees 01 minutes 56 seconds right for 817.05 feet to point in centerline of Street; thence turn 72 degrees 44 minutes 10 seconds left along centerline for 213.0 feet to point of beginning. Thence continue same line for 105.0 feet; thence turn 90 degrees 00 minutes left for 210.0 feet; thence turn 90 degrees 00 minutes left for 170.26 feet; thence turn 107 degrees 15 minutes 50 seconds left for 219.90 feet to point of beginning.

SUBJECT TO TAXES FOR 1997 AND SUBSEQUENT YEARS.

SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS AND RESTRICTIONS OF RECORD

TO HAVE AND TO HOLD unto 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 of such survivor forever, together with every contingent remainder and right of reversion.

Grantors covenant with Grantees, that they are lawfully seized and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Christine Davis, a married woman, have hereto set his/her/their signature(s) and seals this the 30 day of May, 1997.

Christine Davis

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public, hereby certify that **Christine Davis, a married woman**, whose name is 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 foregoing conveyance, they, executed the same voluntarily.

Given under my hand and seal this 30 day of May, 1997.

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 21, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

06/08/1997-16943

10:12 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 9.00

First Title

Inst # 1997-16943