

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

Send Tax Notice To:
Wilma J. Davis

252 McGran Road
V. Hunt, AL 35178

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 9th day of June, 1997, by and between Wilma J. Davis, a single woman, herein called "GRANTORS", and Wilma J. Davis, a single woman, and her son, Austin Rydell Davis, herein called "GRANTEES";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and 00/100 DOLLARS (\$10.00), 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 the Northwest corner of the NE 1/4 of the NE 1/4, Section 1, Township 19 South, Range 2 East; thence run South along the West line of said 1/4-1/4 Section a distance of 237.00 feet to the Southeast margin of a County paved road and the point of beginning; thence continue in the same direction a distance of 167.43 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 369.37 feet to the West margin of said paved County road; thence turn an angle of 121 degrees 46 minutes to the left and run along said road a distance of 404.56 feet; thence turn an angle of 2 degrees 52 minutes to the right and run along said road a distance of 42.47 feet; thence turn an angle of 87 degrees 02 minutes to the left and run along said road a distance of 86.00 feet; thence turn an angle of 45 degrees 41 minutes to the left and run along said Road margin a distance of 185.57 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4, Section 1, Township 19 South, Range 2 East, Shelby County, Alabama.

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 Wilma J. Davis, a single woman, have hereto set his/her/their signature(s) and seals this the 9th day of June, 1997.

Wilma J. Davis
Wilma J. Davis

Inst # 1997-18213

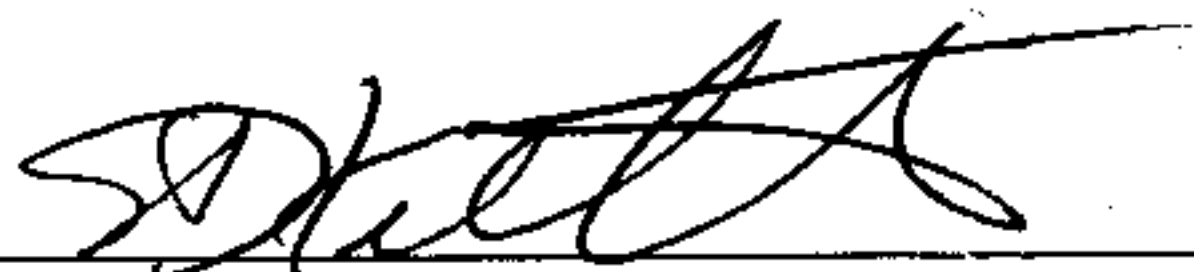
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01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

First Title

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned Notary Public, hereby certify that **Wilma J. Davis, a single 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 9th day of June, 1997.



Notary Public

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

Inst # 1997-18213

06/10/1997-18213
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00