

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Send Tax Notice To:

Gary E. Ganus, Jr.

Rena S. Ganus

(Name) 319 Hunter Hills Circle
Chelsea, AL 35043

(Address)

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 Forty Thousand, Four Hundred Ninety and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rodney E. Davis and wife Wanda S. Davis

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Gary E. Ganus, Jr. and wife Rena S. Ganus

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:Lot 31-A, according to the Survey of Hunter Hills, Phase Two, as recorded
in Map Book 22, Page 94, in the Probate Office of Shelby County, Alabama.SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.\$ 133,450.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-37006

11/12/1997-37006
02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00TO 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 note
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 out hand(s) and seal(s), this 30th day of
September, 19 97.

(Seal)

✓ Rodney E. Davis

(Seal)

Rodney E. Davis

(Seal)

✓ Wanda S. Davis

(Seal)

Wanda S. Davis

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that
Rodney E. Davis and wife Wanda S. Davis, 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,
their executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this the 30th day of September, 19 97.

Notary Public

3-12-2001

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