

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Thirty Nine Thousand & No/100 Dollars (\$39,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, **Lisa E. Thompson**, an unmarried woman (herein referred to as "**Grantor**") grants, bargains, sells and conveys unto **James F. Davies and Mary E. Davies** (herein referred to as "**Grantees**") as joint tenants, with right of survivorship, the following described real estate situated Shelby County, Alabama to wit:

**See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.**

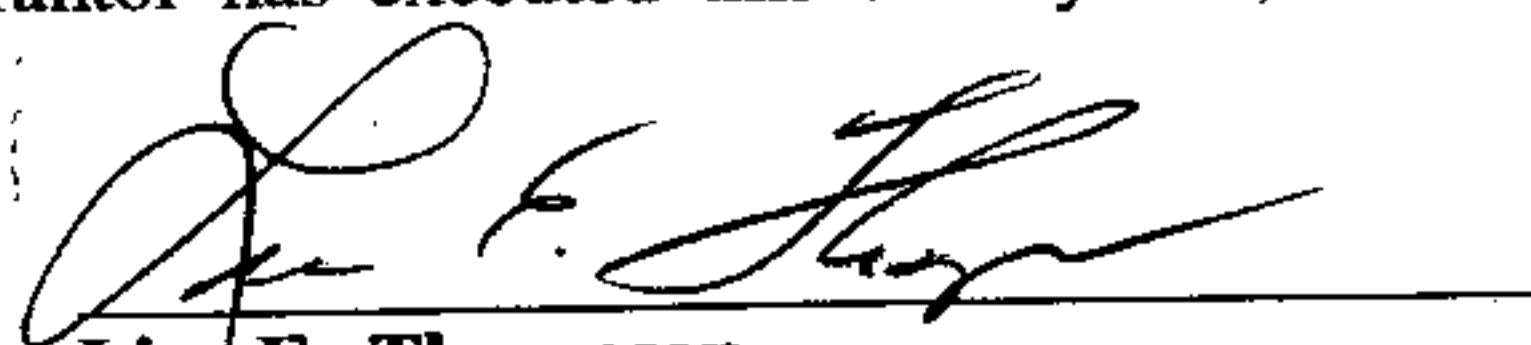
**SUBJECT TO:**

1. 1998 Ad Valorem Taxes
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Building restriction line as shown on recorded map.
4. Right of way granted Alabama Power Company recorded in Deed Book 101, Page 542 and Deed Book 139, Page 420.

**TO HAVE AND TO HOLD** unto 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 said Grantor does for herself, her heirs and assigns covenant with said Grantees their heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

4th **IN WITNESS WHEREOF**, the said Grantor has executed this conveyance, this the day of February, 1998.

  
**Lisa E. Thompson**

02/06/1998-04145  
10:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 14.50

Inst # 1998-04145

**STATE OF ALABAMA )**  
**COUNTY OF JEFFERSON )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa E. Thompson** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day February, 1998.

  
Notary Public

My Commission Expires: 11-2-98

**THIS INSTRUMENT PREPARED BY:**

James E. Vann, Esquire  
Johnston & Conwell, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, AL 35209  
(205) 414-1212

**SEND TAX NOTICE TO:**

Mr. and Mrs. James F. Davies  
2575 Comanche Drive  
Birmingham, AL 35244

RE-3072

**EXHIBIT A**

Lot 1, according to the resubdivision of Parcel 2, Plat showing the Division of a part of the Allan Estate, as recorded in Map Book 17, Page 107, in the Probate Office of Shelby County, Alabama.

Inst # 1998-04145

3

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