

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars and 00/100 (\$100.00), the receipt and sufficiency of which are hereby acknowledged, that **HUBERT SHIREY and POLLY T. SHIREY, a married couple, and ARTHUR DAVIS and KATE DAVIS, a married couple,** hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **H. HILTON SHIREY, a married man, or KEVIN HILTON SHIREY, an unmarried man,** hereinafter called the "BUYERS," for and during their joint lives and upon the death of 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:

PARCEL I: Lots 459 and 460 of Dare's Survey of the Town of Calera, Alabama, Said lots having a combined frontage of 100 feet on Gardner Street and a depth of 142 feet; lying and being in Shelby County, Alabama, Property also being 7 and 8, Block 6, of Dunstan's Map and Survey of the Town of Calera, Alabama.

Parcel II: Lots 5, 6, 7 and 8, in Block 48 as per survey of J.H. Dunstan of the Town of Calera, Alabama, situated in Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the BUYERS herein and this deed was prepared without the benefit of a survey.

TO HAVE AND TO HOLD to the said BUYERS in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYERS and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYERS and the heirs and assigns of the BUYERS, against the lawful claims of all persons.

Inst. # 1998-14381

04/22/1998-14381
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 14.00

1998-14381

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the _____ day of _____, 1998, at Shelby County, Alabama.

Hubert Shirey
HUBERT SHIREY
SELLER

Polly T. Shirey
POLLY T. SHIREY
SELLER

Inst # 1998-14381

Arthur Davis
ARTHUR DAVIS
SELLER

Kate Davis
KATE DAVIS
SELLER

STATE OF ALABAMA)
COUNTY OF SHELBY) ACKNOWLEDGEMENT

I, Clint C. Thomas, a Notary Public for the State at Large, hereby certify that HUBERT SHIREY, POLLY T. SHIREY, ARTHUR DAVIS and KATE DAVIS, SELLERS, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

21 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the April day of _____, 1998.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 24 JAN 2000

THIS INSTRUMENT PREPARED BY:

✓ Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

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