

SEND TAX NOTICE TO:

(Name) Cecil F. Davis

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-8 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Joe L. Tidmore and wife, Brenda B. Tidmore;  
Charles O. Tidmore and wife, Joyce V. Tidmore

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Cecil F. Davis and wife, Muriel A. Davis

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 1998 and subsequent years.

07/09/1998-26085  
01:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.50

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 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 noted 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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 21st  
day of May, 19 98.

WITNESS:

\_\_\_\_\_(Seal) Joyce Tidmore (Seal)  
\_\_\_\_\_(Seal) Joyce Tidmore (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby COUNTY

I, Joyce Tidmore, a Notary Public in and for said County, in said State,  
hereby certify that \_\_\_\_\_

whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 21st day of May, A.D., 19 98  
My Commission Expires: 10/16/2000

Notary Public

Inst # 1998-26085

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northeast corner of the NE 1/4 of the NW 1/4, Section 1, Township 22 South, Range 1 West; thence run West along the North line of said 1/4-1/4 Section a distance of 499.01 feet to the West right of way of Shelby County Highway No. 47, and the point of beginning; thence continue in the same direction a distance of 112.48 feet, to the East right of way of the L & N Railroad, abandoned; thence turn an angle of 108 deg. 22 min. 59 sec. to the left and run along said right of way a distance of 743.01 feet; thence turn an angle of 106 deg. 52 min. 51 sec. to the left and run a distance of 220.24 feet to the West right of way of Shelby County Highway No. 47; thence turn an angle of 82 deg. 40 min. 21 sec. to the left and run along said highway right of way a distance of 469.54 feet to the P.C. of a right of way curve; thence run along said right of way curve (whose Delta Angle is 2 deg. 40 min. 38 sec. to the right, Radius is 3904.79 feet Tangent is 91.24 feet, Length of Curve is 182.45 feet), and the point of beginning. Situated in the NE 1/4 of NW 1/4, section 1, Township 22 South, Range 1 West, Shelby County, Alabama.  
According to the survey of Frank W. Wheeler, Reg No. 3385, dated December 10, 1986.

Inst # 1998-26085

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