

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Matthew S. Davis
2420 Chuchura Road
Birmingham, AL 35244

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JOSEPH B. DAVIS AND WIFE, SALLY S. DAVIS**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **MATTHEW S. DAVIS AND MICHELLE R. DAVIS** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 13, according to the Survey of Indian Valley Ranchettes, as recorded in Map Book 5, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$120,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 our hands and seal, this 24th day of July, 1998.


JOSEPH B. DAVIS


SALLY S. DAVIS, by her Attorney in Fact,
JOSEPH B. DAVIS


07/30/1998-29143
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 41.00

Inst # 1998-29143

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **JOSEPH B. DAVIS, individually and as Attorney in Fact for SALLY S. DAVIS, who are husband and wife**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, and acting within the scope and power of said power of attorney, in their capacity as Attorney-in-Fact for SALLY S. DAVIS on the day the same bears date.

Given under my hand and seal this the th24 day of July, 1998.



Notary Public

My Commission Expires:

11-20-2000

Inst # 1998-29143

07/30/1998-29143
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRM 41.00