

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
W. BRENT DAVIS
SHARON A. DAVIS
1650 Southpointe Drive
Birmingham, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$239,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JOHN J. ELLIOTT and wife, WANDA C. ELLIOTT, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto W. BRENT DAVIS and SHARON A. DAVIS (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 12, according to the Survey of Southpointe, First Sector, as recorded in Map Book 11, Page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

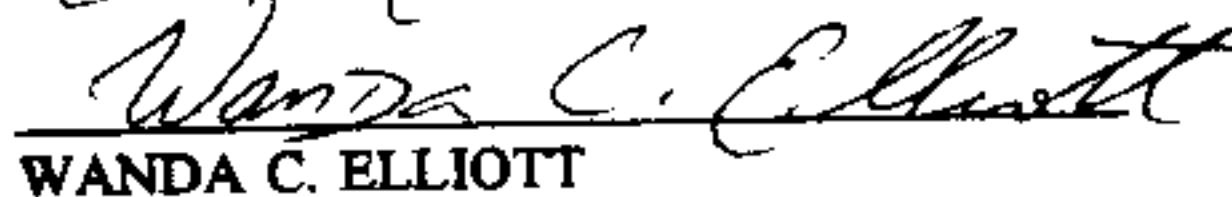
\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 27th day of July, 1998.


JOHN J. ELLIOTT


WANDA C. ELLIOTT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN J. ELLIOTT and WANDA C. ELLIOTT, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 1998.


Notary Public

My Commission Expires: 5/29/99

08/04/1998-29818
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 148.00

1998-29818

CLAYTON T. SWEENEY, ATTORNEY AT LAW