

(Name) David J. Davis  
2580 Magnolia Place  
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop  
1025 Montgomery Highway  
(Address) Birmingham, Al. 35216

Form 1-1-1 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNOLIA CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two hundred sixty-three thousand four hundred and no/100 (\$263,400.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Abraham Goodhart and his wife Phyllis T. Prior Goodhart

(herein referred to as grantors) do grant, bargain, sell and convey unto  
David J. Davis and Laverne S. 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:

Lot 28, according to the Survey of the Magnolias at Brook Highland, as recorded  
in Map Book 13, page 102, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$209,500.00 of the above mentioned purchase price was paid for from a mortgage  
loan which was closed simultaneously herewith.

Phyllis T. Prior Goodhart named herein is one and the same as Phyllis T.  
Prior, grantee in deed recorded under Instrument No. 1997-29564.

Inst # 1998-47834

12/02/1998-47834

01:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 CSH 62.50

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, we have hereunto set our hand(s) and seal(s), this 30

day of November, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

Abraham Goodhart (Seal)  
Phyllis T. Prior Goodhart (Seal)  
PHYLLIS T. PRIOR GOODHART (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Abraham Goodhart and his wife Phyllis T. Prior Goodhart  
whose names are signed to the foregoing conveyance, and whose names are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 30

day of

November

A D. 19 98

Susan C. Payne  
Notary Public