

SEND TAX NOTICE TO:

(Name) Richard O. Davis
3504 Wyngate Trace
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
 (Address) Birmingham, Alabama 35209
 FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four Hundred Fifty-Five Thousand and no/100---(\$455,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel G. Levan, Sr. and wife, Michal A. Levan

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard O. Davis and Lyn L. 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 7, Block 3, according to the Survey of Wyngate Trace, as recorded in Map Book 12, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 364,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1999-32677

08/04/1999-32677
 01:55 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 CC: MMS 39.50

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 29th

day of July, 19 99

WITNESS

(Seal)

Daniel G. Levan, Sr.

(Seal)

(Seal)

Michal A. Levan

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel G. Levan, Sr. and Michal A. Levan

whose name is 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 29th day of July

A D. 19 99

William H. Halbrooks

Notary Public