

This instrument was prepared by  
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ATTORNEY AT LAW  
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: **STEPHEN K. DAVIS and DEBRA S. DAVIS**  
(Name)  
(Address) 706 Hwy 221  
Montevallo AL 35115

\*\*\*\*\*MINIMUM VALUE: \$5,000.00\*\*\*\*\*

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**  
**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION (\$1.00)-- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **STEPHEN K. DAVIS**, formerly known as **STEVE DAVIS** and wife, **DEBRA S. DAVIS**, formerly known as **DEBORAH DAVIS** (herein referred to as grantors) do grant, bargain, sell and convey unto **STEPHEN K. DAVIS and wife, DEBRA S. DAVIS**

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Beginning at the NE corner of the L. B. Vernon land; thence running 191 feet North; thence West 150 feet; thence South 191 feet; thence East 150 feet to the point of beginning, situated in Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

ALSO, an easement for ingress and egress 15 feet wide over the existing drive and the real property described in Deed Book 107, Page 516 recorded in Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Permits and rights of way of record.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY IN THE SUM OF \$15,000.00 EXECUTED ON EVEN DATE HEREWITH.**

**TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.**

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 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 12th day of AUGUST, 19 99.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Stephen K. Davis (Seal)  
**STEPHEN K. DAVIS**  
Debra S. Davis (Seal)  
**DEBRA S. DAVIS** (Seal)

**STATE OF ALABAMA**  
**SHELBY**

**COUNTY**

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that STEPHEN K. DAVIS and wife, DEBRA S. DAVIS 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 12th day of AUGUST A.D., 19 99

9/13/2001

My Commission Expires

Notary Public

Inst # 1999-34881

08/19/1999-34881  
09:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11:30  
001 WBS