

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO

DOUGLAS ROGERS, Attorney at Law
3106 Independence Drive
Birmingham, AL 35209

David J. Davis
LaVerne S. Davis
4272 Milner Road
Birmingham, AL 35242

CORPORATION WARRANTY DEED
(Joint Tenants With Right of Survivorship)

STATE OF ALABAMA
COUNTY OF SHELBY

Inst # 1999-43186

10/19/1999-43186
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred One Thousand Six Hundred and no/100 Dollars (\$301,600.0) to the undersigned Grantor, **Ken Underwood Classic Homes, Inc.**, a corporation, in hand paid by **David J. Davis and LaVerne S. Davis**, (herein referred to as **GRANTEES**) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto 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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 4, as recorded in Map Book 24, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.
Subject to taxes for 1999.

\$241,250.00 of the purchase price hereof 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 said **GRANTOR** does for itself, its successors and assigns covenant with the said **GRANTEES**, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Ken Underwood Classic Homes, Inc., by its President, Ken Underwood, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of October, 1999.

KEN UNDERWOOD CLASSIC HOMES, INC.

By: 

Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ken Underwood, whose name as President of Ken Underwood Classic Homes, Inc., a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of October, 1999.


NOTARY PUBLIC

My Commission expires 9/9/2003