

Inst # 2000-18273

R0005-4107

06/02/2000-18273
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(RECORDING INFORMATION) (COUNTY) (BOOK) (PAGE) (LINE)
002 000 206.00

This Instrument was
prepared by:

SEND TAX NOTICE TO

TURNER & NORTON, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

DAVID GRAHAM
92 SPRING ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND DOLLARS and 00/100 (\$385,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **STEVEN C. DAVIS, AN UNMARRIED PERSON** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DAVID GRAHAM AND BRIDGET GRAHAM, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 14-A, IN BLOCK 2, ACCORDING TO THE RESURVEY OF LOTS 14 & 15, BLOCK 2, SUMMER PLACE, 2ND SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1999, which constitutes a lien, but are not yet due and payable until October 1, 2000.
2. Restrictive covenants, as recorded in Instrument #1993-37126; Instrument #1995-2657 and Instrument #1996-37918.
3. Restrictive covenants with Alabama Power Company, as recorded in Instrument #1994-1198.
4. Right of Way to Alabama Power Company as set forth in Deed Book 101, page 541
5. 35 foot building set back line as shown on recorded map.
6. 20 foot easement as shown on recorded map.
7. 20 foot easement running thru said lot, as shown on recorded map.

\$190,000.00 of the consideration herein was derived from a mortgage 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 the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STEVEN C. DAVIS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of May, 2000.

Steven C. Davis, by and through his attorney in fact Chad SMOAK

STEVEN C. DAVIS, BY AND THROUGH
HIS ATTORNEY IN FACT
CHAD SMOAK

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that CHAD SMOAK, whose name as Attorney in Fact for STEVEN C. DAVIS, AN UNMARRIED PERSON, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 12th day of May, 2000.

[Signature]
Notary Public

My Commission Expires: *05/05/02*

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03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
FOR SNA 186.00