

This instrument was prepared by:  
**D. Wade Ramsey, Esq.**  
**Ramsey & Associates, L.L.C.**  
300 Office Park Drive, Suite 309  
Birmingham, Alabama 35223

Send Tax Notice To:  
Meir Benchitrit &  
Dotty Hontzas  
5041 Lake View Circle  
Hoover, Alabama 35244

81612-0000-21918

### Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS.  
JEFFERSON COUNTY )

That in consideration of Seventy Thousand & 00/100, (\$70,000.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, **Donald S. Davis, a married man and Janice D. Pauls, an unmarried woman**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Meir Benchitrit and Dotty Hontzas**, (Herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY County, Alabama, To-wit:

See the attached Exhibit "A" which is hereby incorporated by reference and made a part hereof as if set out fully herein.

#### SUBJECT TO:


1. Taxes and assessments for the year 2000 and subsequent years, which are not yet due and payable.  
PID #58-10-9-31-3-001-016-013
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 281, page 8 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138, page 50; Deed Book 101, page 506 and Deed Book 12, page 513 in Probate Office.
4. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 154, page 162 and Deed Book 159, page 482 in Probate Office.
5. Recorded & unrecorded easements, restrictions, rights of ways, overlaps and encroachments, if any affecting the property.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20<sup>th</sup>  
day of June, 2000.

  
DONALD S. DAVIS

  
JANICE D. PAULS

06/30/2000-21918  
11:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 43.50 Page 1 of 2

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DONALD S. DAVIS & JANICE D. PAULS** whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June  
2000.



NOTARY PUBLIC

My commission expires: 3/3/04

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:  
Commence at the Southeast corner of the SW 1/4 of the Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the East 1/4 line 2189.39 feet; thence left 108 deg. 50 min. 13 sec. a distance of 1047.38 feet; thence 90 deg. 00 min. left 156.00 feet to the point of beginning; thence continue Southeasterly along the same course 27.41 feet; thence right 82 deg. 49 min. 39 sec., 75.40 feet; thence left 8 deg. 03 min. 30 sec. (7 deg. 57 min. 20 sec. measured), 255.24 feet; thence left 8 deg. 03 min. 30 sec. (7 deg. 57 min. 20 sec. measured), 255.24 feet (255.16 feet measured) to the Easterly right of way of U. S. Highway 31; thence right 130 deg. 43 min. 34 sec. to the chord of a curve to the left with a central angle of 3 deg. 16 min. 08 sec. and a radius of 2010.08 feet; thence run along the arc of said curve 114.69 feet along said right of way; thence left interior 115 deg. 35 min. 53 sec. Easterly 271.59 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-21918

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