

SEND TAX NOTICE TO:

Jonathan W. Davis and Kelly Ellis Davis

112 North Highland Drive

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 2002-05242

01/31/2002-05242
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
19.00
002 CH

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and love and affection to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Christine Moody Ellis** (herein referred to as grantors) do grant, bargain, sell, and convey unto **Jonathan W. Davis** and wife, **Kelly Ellis 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:

Commencing at the Southeast Corner of the Southwest Quarter of the Northeast quarter of Section 25, Township 21 South, Range 1 West; thence North 10 degrees 30 minutes 29 seconds West (Alabama State Plane West Zone Grid Bearings) a distance of 861.67 feet to the POINT OF BEGINNING; thence North 10 degrees 51 minutes 07 seconds East, a distance of 207.01 feet; thence South 69 degrees 04 minutes 40 seconds East, a distance of 260.00 feet; thence South 7 degrees 52 minutes 02 seconds East, a distance of 172.14 feet; thence North 59 degrees 49 minutes 30 seconds West, a distance of 130.0 feet; thence North 79 degrees 05 minutes 51 seconds West, a distance of 96.34 feet; thence South 76 degrees 33 minutes 49 seconds West, a distance of 101.18 feet to the POINT OF BEGINNING; said described tract containing 1.0 acre, more or less.

ALSO, a non-exclusive easement thirty (30) feet in width for ingress, egress, and installation of utilities, the centerline of which is described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 25, Township 21 South, Range 1 West; thence North 10 degrees 30 minutes 29 seconds West (Alabama State Plane West Zone Grid Bearings) a distance of 861.67 feet to the POINT OF BEGINNING of the centerline of a 30 foot Easement for ingress, egress and utilities; thence south 69 degrees 51 minutes 34 seconds West, a distance of 47.40 feet; thence North 59 degrees 00 minutes 18 seconds West, a distance of 32.12 feet; thence North 65 degrees 49 minutes 32 seconds West, a distance of 28.22 feet; thence North 69 degrees 36 minutes 12 seconds West, a distance of 64.41 feet; thence North 71 degrees 15 minutes 29 seconds West, a distance of 89.72 feet; thence North 65 degrees 22 minutes 23 seconds West, a distance of 42.52 feet; thence North 52 degrees 56 minutes 44 seconds West, a distance of 29.73 feet; thence North 34 degrees 29 minutes 44 seconds West, a distance of 40.23 feet; thence North 11 degrees 10 minutes 54 seconds West, a distance of 36.97 feet; thence North 1 degree 26 minutes 22 seconds East, a distance of 45.03 feet; thence North 8 degrees 21 minutes 10 seconds East, a distance of 64.12 feet; thence North 12 degrees 03 minutes 36 seconds East, a distance of 72.87 feet; thence North 14 degrees 42 minutes 51 seconds East, a distance of 310 feet more or less to the Southerly Right Of Way Line of Shelby County Road No. 28 and the POINT OF ENDING.

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, I, or each of us, have hereunto set my or our hands and seals, this 30th day of January, 2002.

Christine Moody Ellis (SEAL)
Christine Moody Ellis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christine Moody Ellis**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2002.

Paula Mead (SEAL)
Notary Public

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