

This instrument was prepared by:

Grantees' address:
308 North Timothy Drive
Columbiana, AL 35051

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand and no/100 DOLLARS (\$108,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the undersigned Rodney R. Davidson and Bonita Y. Davidson, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Michael E. Davis and Ashley S. Davis (herein referred to as GRANTEEES) 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 15, according to the Survey of First Addition to Triple Springs First Sector, as recorded in Map Book 6, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 40-foot building line, and 7½ foot easement on South and West sides of lot as shown on recorded map.
2. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 295, Page 662, in the Probate Office of Shelby County, Alabama.
3. Right-of-way granted to Alabama Power Company recorded in Volume 12, Page 309, in the Probate Office of Shelby County, Alabama.
4. Restrictions and covenants appearing of record in Misc. Volume 12, Page 309, in the Probate Office of Shelby County, Alabama.
5. Title of others to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

\$104,750.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

JWBSC / Davis Plaza

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administrators covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of March, 2002.

Rodney R. Davidson
Rodney R. Davidson

Bonita Y. Davidson
Bonita Y. Davidson

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodney R. Davidson and Bonita Y. Davidson, husband and wife, 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 1st day of March, 2002.

Willa R. Quin
Notary Public

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03/01/2002-10110
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE