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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) James T. Davis, Jr.
(Address) 107 Arlington Street
Columbiana, AL 35051

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

20020603000259510 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/03/2002 14:16:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart T.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Six Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Geraldine F. Jones, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
James T. Davis, Jr. and Lisa M. 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 Southwest corner of Lot 4 of the old original survey of the Town of Columbiana, Alabama, and which is also the Southwest corner of the lot formerly known as the Lester Storehouse Lot, and which point is also the point where the North line of the old courthouse public square intersects the East line of Main Street, and running thence North along the East line of Main Street a distance of 147 feet and three(3) inches to the Northwest corner of what is known as the Dorough and Martin Barber Shop Lot, run thence East and perpendicular to Main Street along the North line of said last named lot a distance of 50 feet to the point of beginning of the lot herein conveyed; continuing thence East a distance of 48 feet 10 inches, more or less, to the present Southeast corner of the Davis Drug Store Building and run thence South and parallel with Main Street a distance of 24 feet; running thence West and perpendicular to Main Street a distance of 48 feet 10 inches, more or less, to the corner of the Dorough and Martin Barber Shop lot; running thence North a distance of 22 feet, more or less, to the point of beginning, and contiguous to said Dorough and Martin Barber Shop and Davis Drug Store Building, being Lot 4-C, Horsleys Map of the Town of Columbiana, EXCEPT a narrow strip off the North side thereof heretofore conveyed to James T. Davis and wife, quitclaim deed, dated July 10, 1965, recorded in Deed Book 236, Page 671 and on which is situated a part of the said Davis Drug Store Building.
Situating in Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.
\$55,000.00 of the above recited purchase price was paid from a mortgage recorded 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, 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 have hereunto set my hand(s) and seal(s), this 31st day of May, 2002.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Geraldine F. Jones (Seal)
Geraldine F. Jones
BY: Danny R. Jones (Seal)
Danny Ray Jones, Attorney in Fact, under
Power of Attorney recorded as (Seal)
Instrument # 20020603000259510 in Probate Office
of Shelby County, Alabama.

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danny Ray Jones whose name as Attorney in Fact for Geraldine F. Jones 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 he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 31st day of May A. D., 19 2002
My Commission Expires: 10/16/04
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southwest corner of Lot 4 of the old original survey of the Town of Columbiana, Alabama, and which is also the Southwest corner of the lot formerly known as the Lester Storehouse Lot, and which point is also the point where the North line of the old courthouse public square intersects the East line of Main Street, and running thence North along the East line of Main Street a distance of 147 feet and three(3) inches to the Northwest corner of what is known as the Dorough and Martin Barber Shop Lot, run thence East and perpendicular to Main Street along the North line of said last named lot a distance of 50 feet to the point of beginning of the lot herein conveyed; continuing thence East a distance of 48 feet 10 inches, more or less, to the present Southeast corner of the Davis Drug Store Building and run thence South and parallel with Main Street a distance of 24 feet; running thence West and perpendicular to Main Street a distance of 48 feet 10 inches, more or less, to the corner of the Dorough and Martin Barber Shop lot; running thence North a distance of 22 feet, more or less, to the point of beginning, and contiguous to said Dorough and Martin Barber Shop and Davis Drug Store Building, being Lot 4-C, Horsleys Map of the Town of Columbiana, EXCEPT a narrow strip off the North side thereof heretofore conveyed to James T. Davis and wife, quitclaim deed, dated July 10, 1965, recorded in Deed Book 236, Page 671 and on which is situated a part of the said Davis Drug Store Building.
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