

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP  
THIS INSTRUMENT PREPARED BY JIM RANSOM  
Suite 923, 205 20<sup>th</sup> Street North, Birmingham, Alabama 35203

STATE OF ALABAMA           )  
SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS, in that for and in consideration of the sum of Sixty Five Hundred and no/100 Dollars (\$6,500.00) and other good & valuable considerations, the receipt whereof is hereby acknowledged, the undersigned, **Dorothy A. Ransom**, (herein after referred to as Grantor) hereby remises, releases, grants, sell, and conveys to **David Griffin Daws and Nancy Cobb Daws**, (hereinafter called Grantees), all her rights, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at SE corner of SW 1/4 of SW 1/4, Section 16, Township 20 South, Range 1 East, run West along South line of said SW 1/4 of SW 1/4 a distance of 748 feet 8 in. to concrete highway right of way marker, said marker being the point of beginning; thence Westerly 15 feet 7in. to a second concrete highway right of way marker; thence Northwesterly 100 feet to a third concrete highway right of way marker; thence Northerly along right of way of County Highway 55, a distance of 254 feet 6 in.; thence Southeasterly 81 feet 11 in.; thence Southerly 360 feet 8 in. to South line of SW 1/4 of SW 1/4; thence West along South line of SW 1/4 of SW 1/4 156 feet 6 in. to point of beginning. It is the purpose of this deed to convey a triangular lot lying between County Highway 55 on West, South line of SW 1/4 of SW 1.4 on South, and abandoned County Highway replaced by County Highway #109 on East, containing 1 acre, more or less.

Subject to easements and rights of way or record.

The above described parcel is subject to a restrictive covenant which shall be construed as running with the land, as follows: Said property is restricted for residential and non-commercial purposes only.

TO HAVE AND TO HOLD to said GRANTEES 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 o f reversion

And I do for myself and for my heirs executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Given under hands and seals, this 1<sup>st</sup> day of July, 2002.

Dorothy A. Ransom (SEAL)  
DOROTHY A. RANSOM

STATE OF ALABAMA           \*

COUNTY OF SHELBY           \*

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Dorothy A. Ransom 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 for the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of July, 2002.

NOTARY PUBLIC J. R. III  
MY COMMISSION EXPIRES 12-5-05

✓  
David Daws  
4572 Hwy 55  
Wilsonville, AL  
35186