


SEND TAX NOTICE TO:

(Name) Jeffrey W. Davis
205 Yellowhammer Drive
(Address) Montevallo, Al. 35118

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216


20030305000133550 Pg 1/1 17.00
Shelby Cnty Judge of Probate, AL
03/05/2003 13:20:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One hundred fourteen thousand and no/100 (\$114,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Tracy H. Garcia and her husband John Gregory Garcia

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jeffrey W. Davis and Linnea A. 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:

Lot 5, in Block 5, according to the Map of Meadowview-First Sector Addition, as
recorded in Map Book 6, page 109 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$108,300.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed 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.

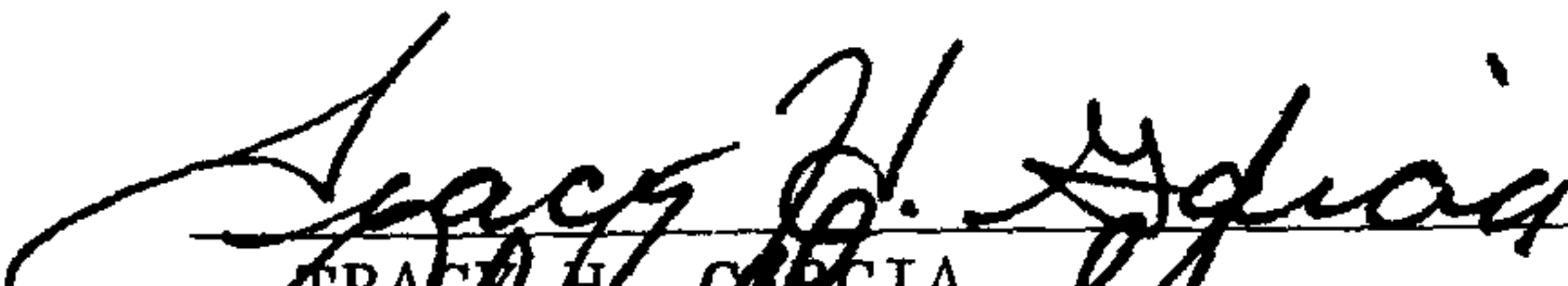
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27
day of February, 2003,

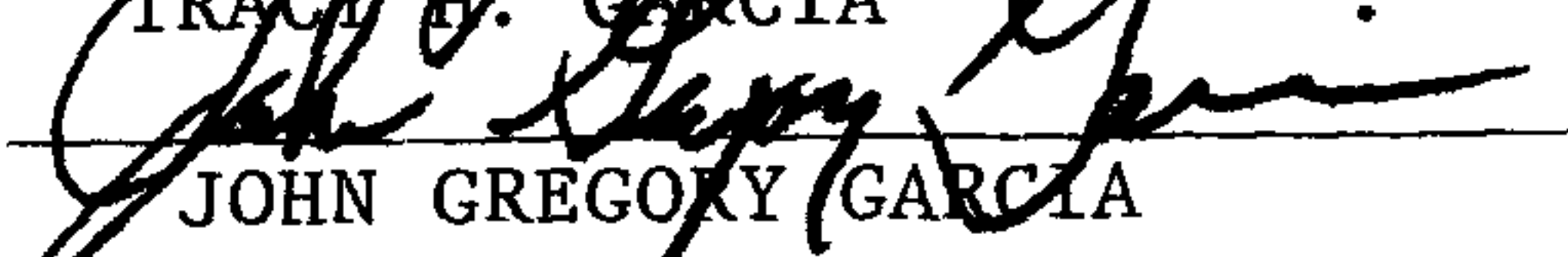
WITNESS:

(Seal)

(Seal)

(Seal)



(Seal)


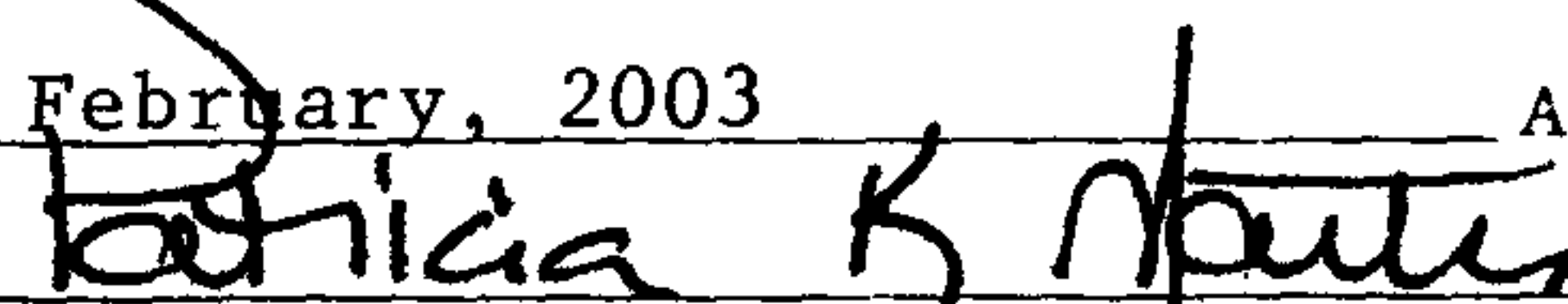
(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Tracy H. Garcia and her husband John Gregory Garcia
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27 day of February, 2003 A. D.,



Notary Public.