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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RICHARD A. DAVIS
208 REDWOOD DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY TWO THOUSAND DOLLARS and 00/100 (\$122,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WALTER J. MCNISH and HAZEL K. MCNISH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD A. DAVIS and KELLY DAVIS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF WOODLAND HILLS, SECOND PHASE, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 50 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 20 FOOT EASEMENT ON NORTHEAST; 15 FOOT EASEMENT ON SOUTHEAST AND 5 FOOT EASEMENT ON SOUTHWEST, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS OR COVENANTS RECORDED IN MISC. VOLUME 18, PAGE 441 AND MISC. VOLUME 18, PAGE 527, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 305, PAGE 36 AND VOLUME 107, PAGE 526, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

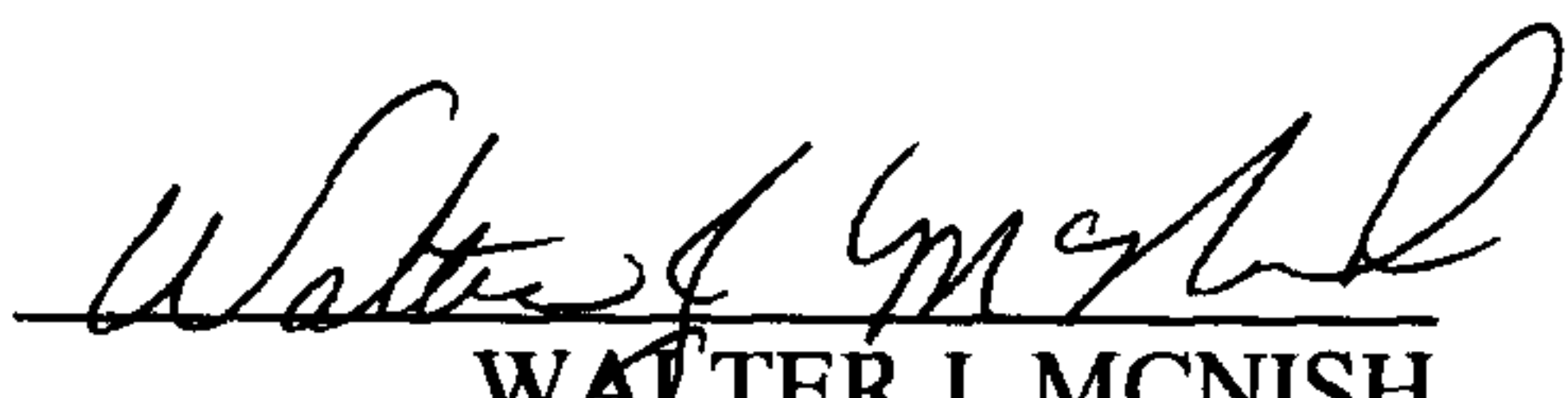
\$91,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WALTER J. MCNISH and HAZEL K. MCNISH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of March, 2003.


WALTER J. MCNISH

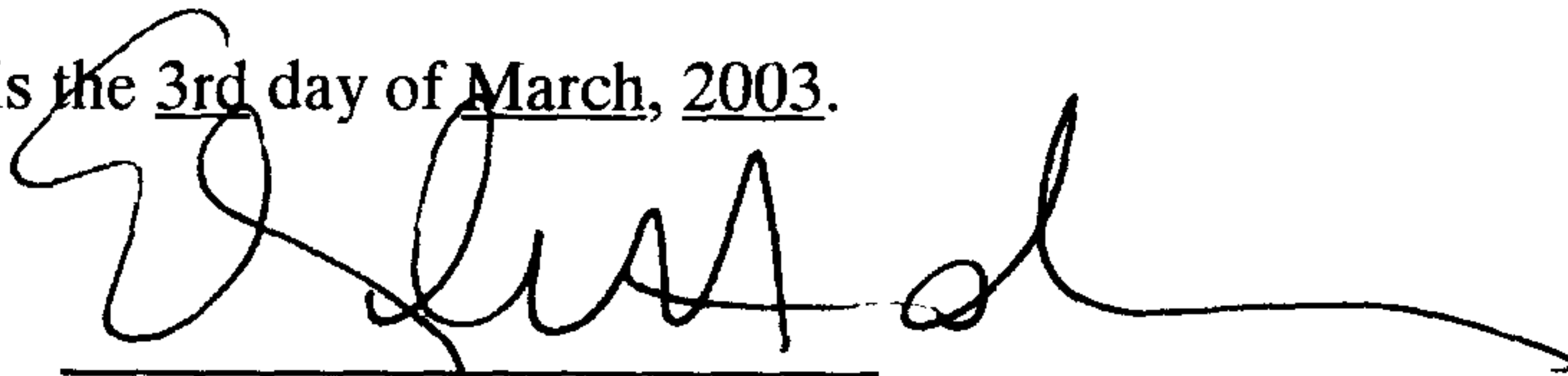

HAZEL K. MCNISH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WALTER J. MCNISH and HAZEL K. MCNISH, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 3rd day of March, 2003.


Notary Public

My commission expires: 10.2.05