

SEND TAX NOTICE TO:

Name: Wayne E./Shelia Kay Davis  
Address: P. O. Box 114  
Harpersville, AL 35078

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P.O. Box 587  
Columbiana, Alabama 35040

**WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**


That in consideration of **ONE AND NO/100 (\$1.00) DOLLAR** and **other good and valuable considerations** <sup>90,000</sup> to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Daron W. Davis and wife, Julie F. Davis**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Wayne E. Davis and wife, Shelia Kay 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:


Start at the Southeast corner of the SW 1/4 of Section 28, Township 19 South, Range 2 East, and run West along the South boundary of Section 28 for a distance of 646.8 feet; thence turn an angle of 77 deg. and 33 min. to the right and run a distance of 1,027 feet to a point on the North right of way line of U.S. Highway 91; thence turn an angle of 62 deg. and 22 min. to the left and run 1,005.7 feet along the North boundary of said highway to the point of beginning of the lot herein conveyed; thence turn an angle of 91 deg. 37 min. to the right and run 150 feet; thence turn an angle of 80 deg. 35 min. to the right and run a distance of 99 feet; thence turn an angle of 98 deg. 22 min. to the right and run a distance of 163.6 feet; thence turn an angle of 89 deg. and 26 min. to the right and run a distance of 100 feet to the point of beginning; being situated in Shelby County, Alabama.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 15<sup>th</sup> day of May, 2003.

  
Daron W. Davis (SEAL)

  
Julie F. Davis (SEAL)

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Daron W. Davis and wife, Julie F. Davis, 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 15<sup>th</sup> day of May, 2003.

  
\_\_\_\_\_  
Notary Public