

This instrument was prepared by

Send Tax Notice To: Peggy R. Hamilton

(Name) Jones & Waldrop, Attys.
Ste. 212, 1025 Mtgy. Hwy.
(Address) Vestavia Hills, AL 35216

name
2416 Chuchura Rd.
address
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Seventy Seven and 50/100 (\$7707.50) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Matthew S. Davis and wife Michelle R. Davis
(herein referred to as grantors) do grant, bargain, sell and convey unto

Peggy R. Hamilton
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION OF THE SUBJECT/CONVEYED PROPERTY, INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES HEREIN AS THOUGH FULLY SET FORTH HEREIN.

Subject to easements, restrictions and rights-of-way of record and current year Ad Valorem taxes.

Peggy R. Hamilton and Peggy R. Jones are one and the same person.

** Prepared without benefit of a Title examination **

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 18th day of October, 2000. ~~xx18xx~~

WITNESS:

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

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

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew S. Davis and wife Michelle R. 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 18th day of October, 2000 A.D. 19 ~~xxxxxxx~~

My Commission expires: 4/30/03

Peggy Hamilton

Notary Public.

follows:

Begin at the S.W. Corner of Lot 13 of the INDIAN VALLEY RANCHETTES SUBDIVISION as recorded in the Probate Office in Shelby County, Alabama in Map Book 5, Page 77 and go Easterly along the South Boundary of said Lot 13 for 477.97 feet; thence at an angle of 146 Degrees 32 Minutes 12 Seconds to the left go 61.74 feet; thence at an angle of 19 Degrees 59 Minutes 13 Seconds to the left go 68.51 feet; thence at an angle of 13 Degrees 28 Minutes 30 Seconds to the left go 383.92 feet; thence at an angle of 115 Degrees 38 Minutes 40 Seconds to the left go 55.50 feet to the Point of Beginning, containing 0.51 acres, more or less.