

(Name) Robert F. Davis
(Address) 605 Forest Lakes Drive
Steele AL 35147

This instrument was prepared by

(Name) Robert F. Davis
(Address) 605 Forest Lakes Drive,
Steele, AL 35147

Form 113 Rev. 3/82 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Ten Thousand DOLLARS

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

Robert F. Davis and Martha Y. Davis

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert F. Davis and Martha Y. Davis and Stacy D. Browning

(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 37, according to the Map and Survey of
Forest Lakes, Sector 1, is recorded in Map
Book 28, Page 94, in the Probate Office of
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 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 16th day of December, 2003

WITNESS:

(Seal) Martha Y. Davis (Seal)
(Seal) Robert F. Davis (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, Deborah L. Horton, a Notary Public in and for said County, in said State, hereby certify that Martha Y. Davis and Robert F. Davis 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 executed the same voluntarily on the day the same bears date.

MY COMMISSION EXPIRES 3-28-2004 I have hereunto set my hand and official seal this 16th day of December, A. D., 2003