

SEND TAX NOTICE TO:

(Name) Guy H. Davies  
169 Cambrian Way  
(Address) Birmingham, Al. 35242



20040202000053140 Pg 1/2 26.00  
Shelby Cnty Judge of Probate, AL  
02/02/2004 13:17:00 FILED/CERTIFIED

This instrument was prepared by

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

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 sixteen thousand five hundred and no/100 (\$116,500) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Diane E. Neidhart, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Guy H. Davies and Patricia C. Davies

(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 legal description incorporated herein for all purposes.

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

\$104,350.00 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, I have hereunto set my hand(s) and seal(s), this 20 day of August, 2003.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Diane E. Neidhart (Seal)  
DIANE E. NEIDHART  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane E. Neidhart, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance is she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of August, 2003 A. D.,  
My commission expires:

Patricia K. Martin  
Notary Public.

EXHIBIT A

Unit 169, in Cambrian Wood Condominium located in Shelby County, Alabama, as established by Declaration of Condominium By-Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended in Misc. Book 13, Page 2, Misc. Book 13, Page 4, and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .011122514 interest in the common elements as set forth in said Declaration as recorded in Book 6, Page 62, in the Probate Office of Shelby County, Alabama.