



2004020500061170 Pg 1/2 24.00  
Shelby Cnty Judge of Probate, AL  
02/05/2004 14:30:00 FILED/CERTIFIED

This instrument was prepared by  
Ann Deegan  
1800 International Park Drive,  
Birmingham, AL 35243

Send Tax Notice To:  
J. Mark Davis  
1052 Paradise Cove Lane  
Wilsonville, AL 35186

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

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN OF THESE PRESENTS,** \$10,000

That in consideration of Five Hundred and no/100 Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, J. Mark Davis and Rose Ann Davis (herein referred to as grantors) do, grant, bargain, sell and convey unto J. Mark Davis and Rose Ann 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:

Lot 12, of Paradise Cove, as recorded in Map Book 15, Page 77, in the Judge of Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 22 day of November 2003.

(Seal) *J. Mark Davis*  
J. Mark Davis  
(Seal) *Rose Ann Davis*  
Rose Ann Davis

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
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STATE OF ALABAMA

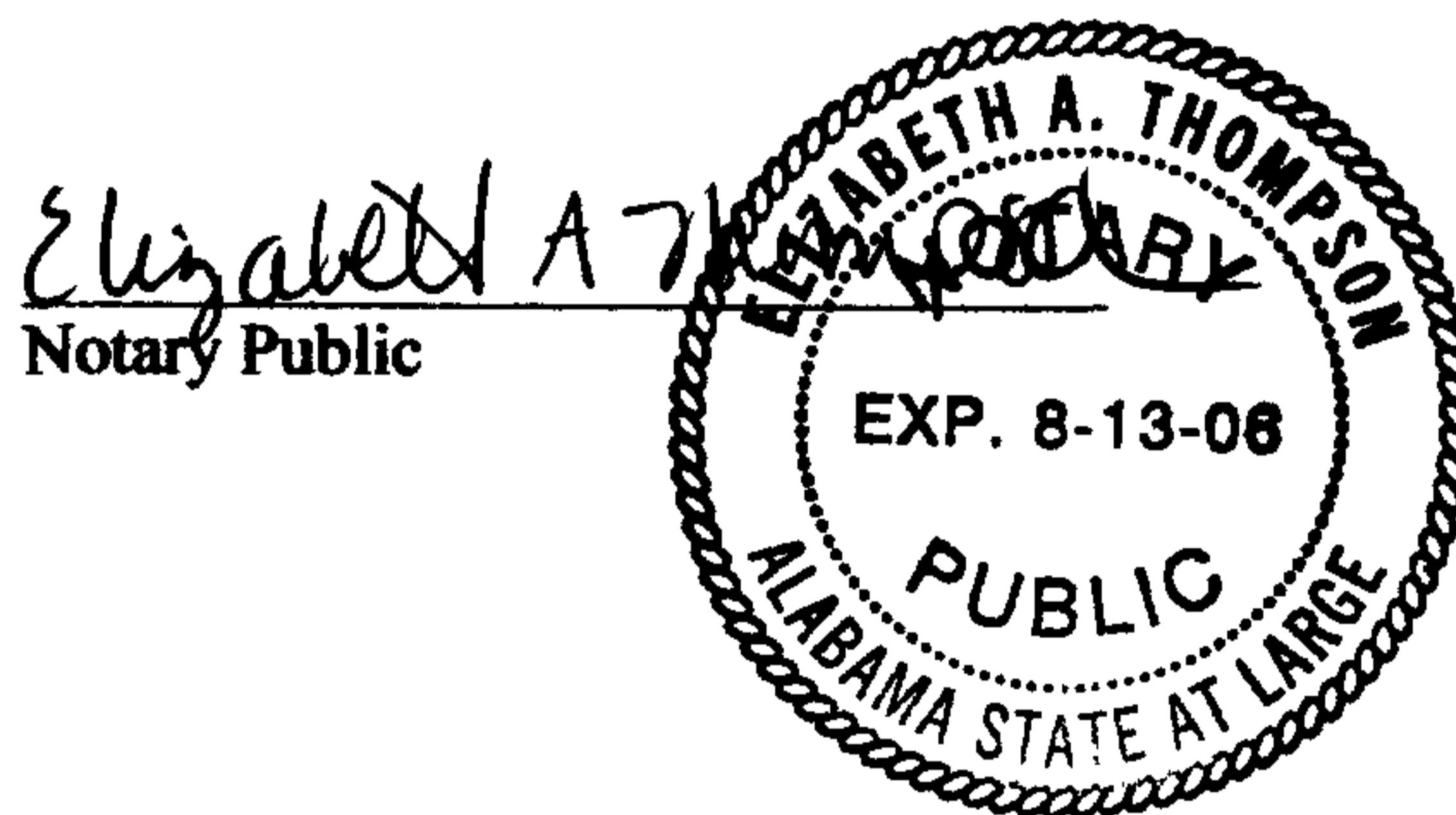
COUNTY OF JEFFERSON

2004020500061170 Pg 2/2 24.00  
Shelby Cnty Judge of Probate, AL  
02/05/2004 14:30:00 FILED/CERTIFIED

**General Acknowledgement**

I, ELIZABETH A THOMPSON, a Notary Public in and for said County in said State, hereby certify that J. Mark Davis and Rose Ann Davis, whose name(s) 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 the 22<sup>nd</sup> of November, 2003.



Return to: J. Mark Davis, 1052 Paradise Cove Lane, Wilsonville, AL 35186

**WARRANTY DEED  
(Joint Tenants with Right of Survivorship)**

STATE OF ALABAMA

COUNTY OF SHELBY

Recording Fee \$

Deed Tax \$