

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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Montevallo, AL 35115-0091

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Send Tax Notice to: Phillip Wayne Davis

(Name) and Cheryl B. Davis

(Address) 210 Cedar Way

Montevallo, AL 35115

***MINIMUM VALUE: \$5,000.00 ***

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

PHILLIP WAYNE DAVIS (also known as WAYNE DAVIS) and wife, CHERYL B. DAVIS

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

PHILLIP WAYNE DAVIS and wife, CHERYL B. DAVIS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

PARCEL 1

A part of the NW ¼ of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at a point where the eastern boundary of the Montevallo Elyton Road intersects the northern boundary of the NW ¼ of Section 4, Township 22, Range 3 West, and run thence southerly along the eastern boundary of said ¼ - ¼ Section a distance of 210 feet; thence turn to the left and run easterly along the southern boundary of the Jones lot a distance of 236 feet to a point; thence turn to the right and run southerly along the western boundary of the J. C. Horton lot a distance of 210 feet to a point; thence turn to the right and run westerly parallel with the northern boundary of said quarter section to a point on the eastern boundary of the Montevallo Elyton Road, which point is the point of beginning; thence turn to the left and run southeasterly along the Montevallo Elyton Road a distance of 210 feet to a point; thence turn to the left and run easterly parallel with the northern boundary of the ¼ - ¼ Section 210 feet to a point; thence turn to the left and run northwesterly parallel with the eastern boundary of the Montevallo Elyton Road 210 feet to a point; thence turn to the left and run westerly parallel with the northern boundary of the ¼ - ¼ Section 210 feet to the point of beginning.

SUBJECT TO:

- Rights, reservations and restrictions of record.
- Property taxes due for the year 2004, and subsequent years.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 342, Page 571.

PARCEL 2

From the SW corner of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, run a tie line of North 05 deg. 12 min. 31 sec. West 710.6 feet to a point on the North side of a ditch and the P.O.B. of subject lot; from said point run North 18 deg. 03 min. 29 sec. East 18.22 feet; thence North 03 deg. 08 min. 11 sec. West 34.61 feet; thence North 21 deg. 22 min. 37 sec. West 73.75 feet; thence North 73 deg. 50 min. 04 sec. East 76.95 feet; thence North 51 deg. 54 min. 45 sec. East 48.30 feet to the West right of way line of Shelby Street (a paved City Street); thence along said street right of way South 39 deg. 43 min. 20 sec. East 188.15 feet to the South side of a ditch; thence generally along said ditch South 82 deg. 18 min. 04 sec. West 160.76 feet; thence generally along said ditch South 83 deg. 39 min. 45 sec. West 50.06 feet, back to the beginning point; being situated in Shelby County, Alabama.

SUBJECT TO:

- Rights, reservations and restrictions of record.
- Property taxes due for the year 2004, and subsequent years.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, in Instrument Number 1993-07313.

PHILLIP WAYNE DAVIS, A GRANTOR HEREIN, IS ALSO KNOWN AS “WAYNE DAVIS”, AND, AT TIMES IN THE PAST, HAS USED SUCH NAMES, INTERCHANGEABLY, AND THE SOURCE OF TITLE DEEDS HEREINABOVE REFERENCED, WHICH REFER TO SAID GRANTOR AS “WAYNE DAVIS”, REFER TO “PHILLIP WAYNE DAVIS”.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 25th day of Feb., 2004.

Phillip Wayne Davis
PHILLIP WAYNE DAVIS
Cheryl B. Davis
CHERYL B. DAVIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **PHILLIP WAYNE DAVIS and CHERYL B. 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 25th day of Feb., 2004.

MAJ
Notary Public
My commission expires: 8/13/05