

This instrument was prepared by

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Send Tax Notice to: Guy H. Wolfe and

(Name) Carolyn F. Wolfe

(Address) 4728 Hwy. 22
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTY NINE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$69,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BRAD W. DAVIS and wife, KELLI F. DAVIS

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

GUY H. WOLFE and wife, CAROLYN F. WOLFE

(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:

Lot 1, according to the Map of BKG Estates, as recorded in Map Book 33, Page 29, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2004 and subsequent years. 2004 ad valorem taxes are a lien but not due and payable until October 1, 2004.**
- **Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.**
- **Right of way deed to Shelby County recorded in Deed Book 152, Page 108.**
- **Transmission line permits to Alabama Power Company recorded in Deed Book 177, Page 376 and Deed Book 228, Page 808.**

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 7th day of May, 2004.

Brad W. Davis
BRAD W. DAVIS

Kelli F. Davis
KELLI F. 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 **Brad W. Davis and Kelli F. 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 7th day of May, 2004.

Notary Public

My commission expires: 8/13/05