

SEND TAX NOTICE TO:

Name: James T. Davis, Jr.
Address: 107 Arlington Avenue
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 (\$265,000.00) DOLLARS** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **C. Stan Farrell, III and wife, Leigh P. Farrell**, (herein referred to as grantors) do grant, bargain, sell and convey unto **James T. Davis, Jr. and Lisa M. 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 311, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3, as recorded in Map Book 22, Pages 51 A-C, in the Probate Office of Shelby County, Alabama.

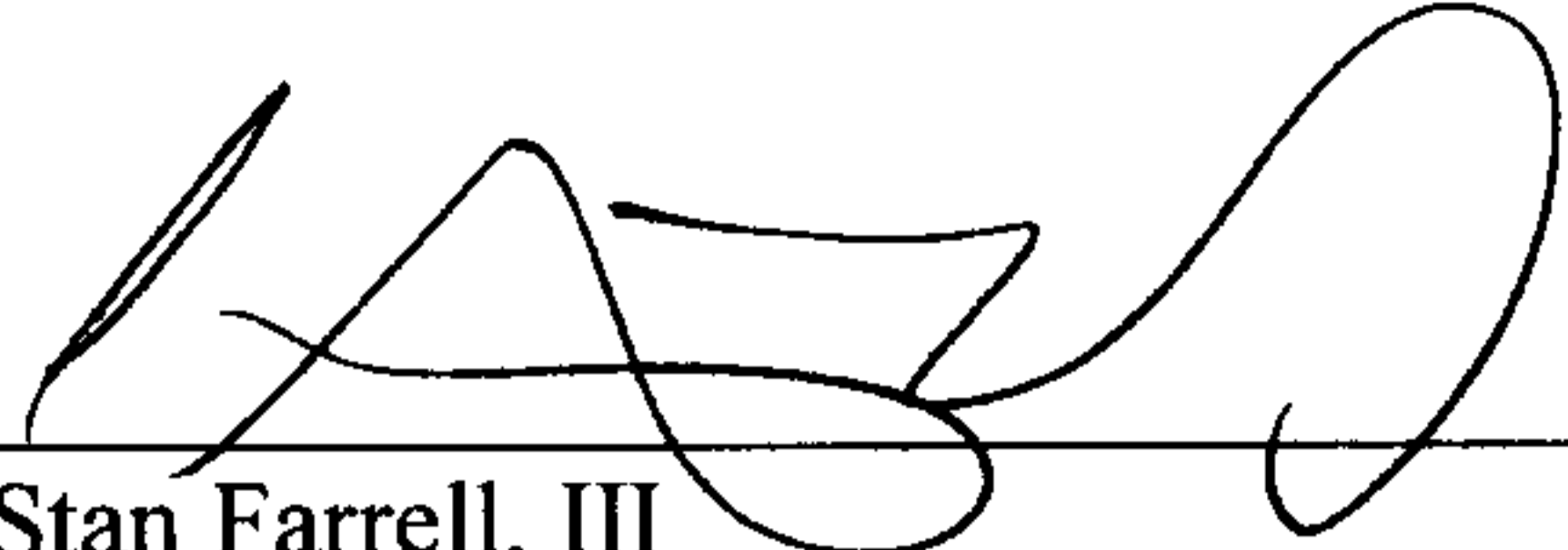
LESS AND EXCEPT THE FOLLOWING:

- a) Taxes for 2004 and subsequent years. 2004 ad valorem taxes are a lien but not due and payable until October 1, 2004.
- b) 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.
- c) Title to minerals underlying caption lands together with mining rights and privileges belonging thereto, as excepted in deed recorded in Instrument #1997-27165 in Probate Office.
- d) Existing utility and ingress-egress easements situated thereon.
- e) Restrictive covenants as recorded in Instrument #1997-08327 and Instrument #1998-2823 in Probate Office.
- f) Flood rights in favor of Alabama Power Company.
- g) Restrictions as shown on recorded map of said subdivision.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 24th day of August, 2004.



C. Stan Farrell, III (SEAL)



Leigh P. Farrell (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that C. Stan Farrell, III and wife, Leigh P. Farrell, 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 24th day of August, 2004.



Notary Public