

SEND TAX NOTICE TO:

Michael E. Davis

308 North Timothy Drive
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY:
WALLACE, ELLIS, FOWLER & HEAD
P O BOX 587
COLUMBIANA, AL 35051

WARRANTY DEED, JOINT SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

20050106000008870 Pg 1/1 14.50
Shelby Cnty Judge of Probate, AL
01/06/2005 16:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Nine Thousand Five Hundred and no/100----- Dollar (\$29,500.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **HIDDEN SPRINGS, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **Michael E. Davis and wife, Ashley S. Davis**, (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Hidden Springs, Sector 2, as recorded in Map Book 32, Page 97 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants
Recorded in the Probate Office of Shelby County, Alabama, as Instrument
No. 20040503000230270.
- (2) Building setback lines, easements, and conditions as shown on plat of
Hidden Springs, Second Sector, recorded in Map Book 32, Page 97,
Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by
Any of Grantor's predecessors in title. Grantor conveys to Grantee any
Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being
Limited to, right of way granted to South Central Bell by instrument
Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby
County, Alabama.

\$26,255.00 of the above recited purchase price was paid from a mortgage recorded 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 Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and seal, this 5th day of January, 2005.

HIDDEN SPRINGS, LLC,
an Alabama Limited Liability Company

BY: Frank Corley Ellis, III

Frank Corley Ellis, III - Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 5th day of January, 2005.

Vanderbilt
Notary Public

My Commission Expires: 01/02/07