

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
402 Office Park Drive, Suite 290  
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:  
Carrie N. Darlington  
831 Old Cahaba Drive  
Helena, Alabama 35080

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty Five Thousand and 00/100 (\$155,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Paul W. Davis and wife Laura McDowell Davis and Ann B. McDowell a married person**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Carrie N. Darlington an unmarried person and Sue E. Payne an unmarried person**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1020, according to the Map and Survey of Old Cahaba, 10<sup>th</sup> Sector, Phase One, as recorded in Map Book 26, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

The property herein conveyed does not constitute the Homestead of Ann B. McDowell or her spouse.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$139,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 21 day of February, 2005.



Paul W. Davis



Laura McDowell Davis



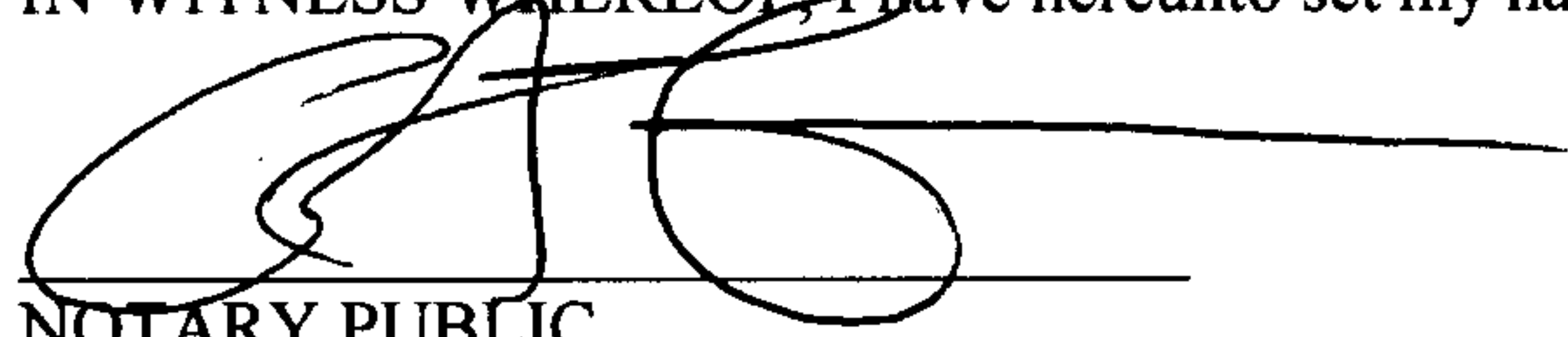
Ann B. McDowell

*by J.W. Parmer  
attorney in fact*

STATE OF Virginia  
COUNTY OF Chesterfield

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Paul W. Davis and Laura McDowell 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 Instrument signed their names voluntarily on the day the same bears date.

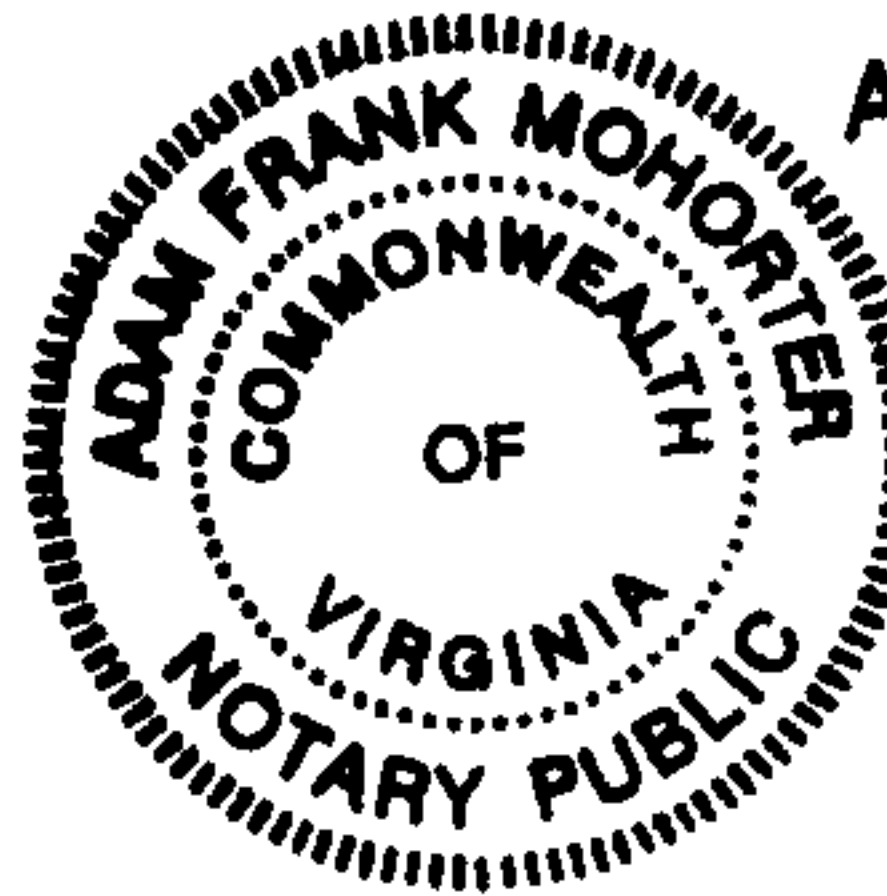
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of February, 2005.



NOTARY PUBLIC

My Commission Expires:

Oct 2007



ADAM FRANK MOHORTER  
NOTARY PUBLIC  
COMMONWEALTH  
OF VIRGINIA  
My Commission Expires  
October 31, 2007

State of Virginia  
County of Chesterfield

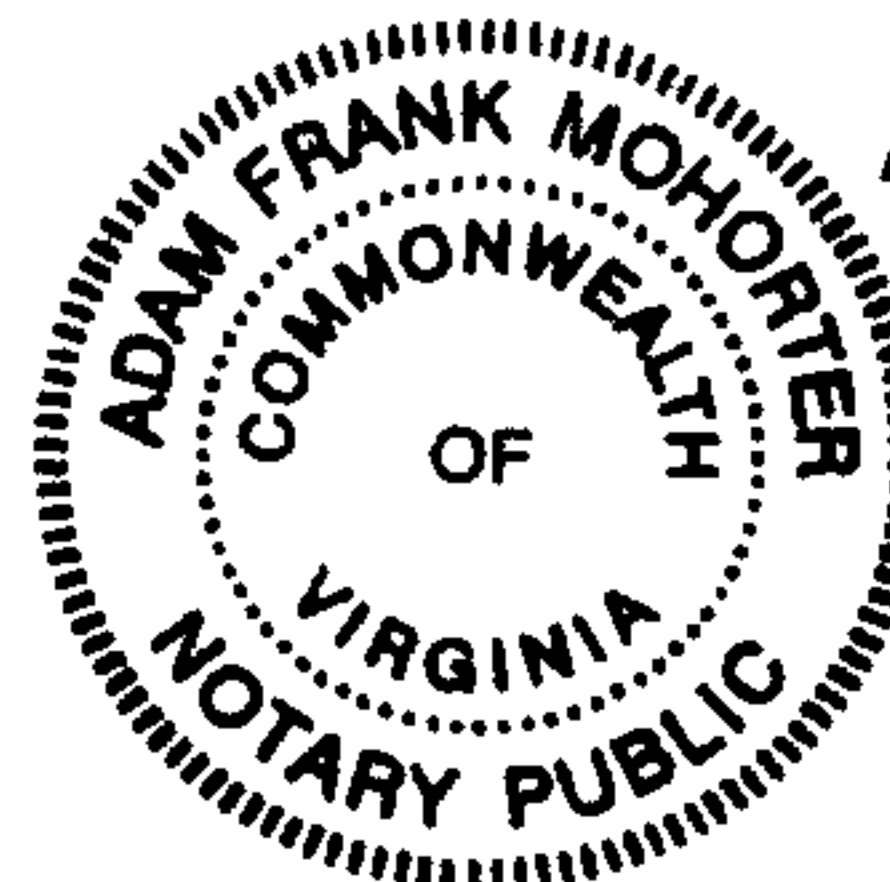
I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Ann B. McDowell** whose name is signed by **Laura McDowell Davis** as Agent/Attorney-in-Fact for **Ann B. McDowell**, pursuant to a Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Ann B. McDowell**, pursuant to a Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21 day of February, 2005.



NOTARY PUBLIC -

My Commission Expires:



ADAM FRANK MOHORTER  
NOTARY PUBLIC  
COMMONWEALTH  
OF VIRGINIA  
My Commission Expires  
October 31, 2007