20051209000638930 1/2 \$26.00 Shelby Cnty Judge of Probate, AL 12/09/2005 02:30:00PM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Phillip Wayne Davis

(Name) and Linda Cheryl Davis

(Address) 210 Cedar Way

Montevallo, AL 35115

MINIMUM VALUE: \$10,000.00

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, I (we),

PHILLIP WAYNE DAVIS and wife, LINDA CHERYL DAVIS; and LAWRENCE L. THOMAS and wife, SHIRLEY FAYE THOMAS

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

PHILLIP WAYNE DAVIS and LINDA CHERYL 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:

Commence at the NE Corner of the NE ¼ of the NW ¼ of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 89°26'36" W, a distance of 91.06' to the Point of Beginning; thence continue along the last described course, a distance of 360.47'; thence S 01°51'16" E, a distance of 418.24'; thence N 88°51'59" W, a distance of 393.58'; thence S 17°31'20" E, a distance of 210.00'; thence S 89°27'56" E, a distance of 225.43'; thence S 17°24'33", a distance of 334.83'; thence N 85°45'13" W, a distance of 445.71' to a point on the Easterly ROW line of Shelby County Highway 17; thence S 17°24'33" E and along said ROW line, a distance of 295.22' to a point in the approximate center of Woods Creek, (the following calls will be along the center of Woods Creek until otherwise stated); thence S 46°31'37", leaving said ROW line and along said creek centerline, a distance of 85.71'; thence S 37°23'06" E, a distance of 87.52'; thence S 07°44'46" E, a distance of 10.37'; thence S 29°30'44" E, a distance of 63.86'; thence S 51°46'29" E, a distance of 30.03'; thence S 76°51'12" E, a distance of 17.51'; thence N 52°23'05" E, a distance of 14.20'; thence S 64°58'35" E, a distance of 48.01'; thence S 81°14'49" E, a distance of 16.72'; thence S 67°45'02" E, a distance of 50.25'; thence S 75°43'27" E, a distance of 37.49'; thence S 68°38'39" E, a distance of 36.28'; thence S 81°28'37" E, a distance of 32.55'; thence S 74°24'49" E, a distance of 106.65'; thence N 87°59'28" E, a distance of 20.47'; thence S 72°41'42" E, a distance of 21.11'; thence S 79°33'27" E, a distance of 38.57'; thence S 82°34'20" E, a distance of 25.12'; thence S 77°26'11" E, a distance of 83.60'; thence S 83°53'39" E, a distance of 63.85'; thence S 64°10'12" E, a distance of 25.63'; thence N 59°24'51" E, a distance of 8.96'; thence S 81°50'23" E, a distance of 64.04'; thence N 56°05'46" E, a distance of 17.18'; thence N 39°30'13' E, a distance of 12.62'; thence N 02°12'46" W and leaving said centerline of creek, a distance of 503.89'; thence N 02°08'10" W, a distance of 208.58'; thence S 88°08'38" W, a distance of 340.00'; thence N 01°34'37" W, a distance of 249.92'; thence N 88°08'38" E, a distance of 340.00'; thence N 01°54'59" W, a distance of 412.05'; thence N 89°04'49" W, a distance of 107.39'; thence N 05°22'00" W, a distance of 145.84' to the Point of Beginning.

LESS AND EXCEPT the following described parcel of land:

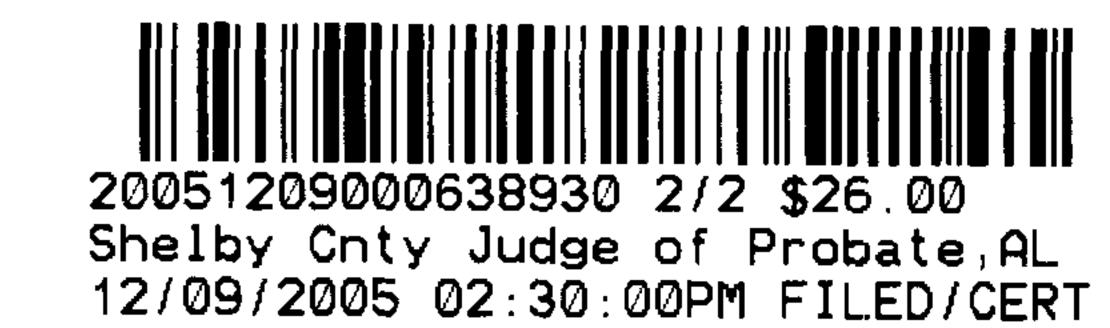
Commence at the NE Corner of the NE ¼ of NW ¼ of above said Section, Township and Range; thence N 89°26'36" W, a distance of 91.06'; thence S 05°22'00" E, a distance of 145.84'; thence S 22°16'32" E, a distance of 100.24' to the Point of Beginning; thence S 01°02'01" E, a distance of 190.00'; thence N 89°09'16" W, a distance of 230.25'; thence N 01°02'01" W, a distance of 190.00'; thence S 89°09'16" E, a distance of 230.25' to the Point of Beginning.

The above referenced legal description was obtained from survey of Rodney Y. Shiflett, Alabama PLS Registration Number 21784, dated October 19, 2005, and redefined as Lot 1 of the Davis Family Subdivision on November 28, 2005; same of which has been duly approved by the City of Montevallo

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #1997-00634.

SHIRLEY FAYE THOMAS IS ONE AND THE SAME PERSON AS SHIRLEY FAY THOMAS, AS REFERENCED UPON THE ABOVE DESIGNATED SOURCE OF TITLE DEED.
THE PURPOSE OF THIS CONVEYANCE IS TO DIVIDE PROPERTIES JOINTLY OWNED BY THE

ABOVE DESIGNATED GRANTORS.



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.

GRANTEES, their heirs and assigns forever,	
2005. IN WITNESS WHEREOF, we have	hereunto set our hand(s) and seal(s), this Z day of Alecember,
Phillip Wayne Davis PHILLIP WAYNE DAVIS	LINDA CHERYL DAVIS
LAWRENCE L. THOMAS	Shuley tage Thomas SHIRLEY FAYE THOMAS
STATE OF ALABAMA) SHELBY COUNTY)	
who are known to me, acknowledged before a executed the same voluntarily on the day the	HERYL DAVIS, whose names are signed to the foregoing conveyance, and me on this day that, being informed of the contents of the conveyance, they same bears date. al, this the May of Mellember 2005 Notary Public My Commission Expires: 9/4/06
STATE OF ALABAMA) SHELBY COUNTY)	
LAWRENCE L. THOMAS and SHIRLEY	Public in and for said County, in said State, hereby certify that FAYE THOMAS , whose names are signed to the foregoing conveyance, fore me on this day that, being informed of the contents of the conveyance, the same bears date.
Given under my hand and official sea	al, this the 7th day of <u>Alecember</u> , 2005. Opean
	Notary Public My Commission Expires: 9/4/06

Shelby County, AL 12/09/2005 State of Alabama Deed Tax:\$10.00