

Parcel I.D. #:

Send Tax Notice To: Hilton & Carol Shirey
170 Shirey Lane
Calera, AL 35040

WARRANTY DEED
Joint Tenancy With Right of Survivorship


20051222000660230 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
12/22/2005 01:42:19PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Fifty Five Thousand Dollars and 00/100 (\$55,000.00), the receipt of sufficiency of which are hereby acknowledged, that **ARTHUR DAVIS** and **KATE S. DAVIS, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **HILTON SHIREY** and **CAROL SHIREY, a married couple**, hereinafter known as the GRANTEE;

Lots 2, 3 & 4 of Block 48, according to the Survey of Dunstan's Map of Calera, Alabama; being situated in Shelby County, Alabama. Said map is unrecorded and is unavailable for recordation.

Subject to any and all easements, rights of way and restrictions of record.

This property does not constitute the Homestead of the Grantor.

This deed was prepared without the benefit of a title search, and a survey was performed. The legal description was taken from that certain instrument recorded as Instrument # 1995-24496, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

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 they are 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 04 Day of MARCH, 2005.

Arthur Davis
ARTHUR DAVIS
Grantor

Kate S. Davis
KATE S. DAVIS
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Arthur Davis*, and *Kate S. Davis*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 04 Day of MARCH, 2005.

[Signature]

NOTARY PUBLIC

My Commission Expires: 26 March, 2008

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040