20051222000661530 1/1 $19.00
Shelby Cnty Judge of Probate,AL
12/22/2005 04:30:29PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Daniel M. Brennan, III
612 Shelby Forest Trail
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 12/22/2005
State of Alabama

Deed Tax:$8.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY NINE THOUSAND AND NO/00 ($159,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JAMES W. DAVIS and wife, KRISTY DAVIS, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **DANIEL M. BRENNAN, III, and MICHELLE L. BRENNAN, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the survey of Shelby Forest Estates, Second Sector, as recorded in Map Book 23, Page 24 A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

$151,050.00 of the above recited purchase price is being paid by a mortgage being 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

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

James W. Davis

Kristy Davis

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that James W. 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2005.

Notary Public

My commission expires: 10-6-08