20060405000157470 1/1 $66.50
Shelby Cnty Judge of Probate, AL
04/05/2006 01:20:56PM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: B. R. Legg and
(Name) Catherine Legg
(Address) 831 Vine St.
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY NINE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 ($79,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

EDWARD R. DAVIS, III and wife, EVELYNNE KAUFMAN DAVIS

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

B. R. LEGG and wife, CATHERINE LEGG

(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:

Lot 3, according to the survey of Shaw Villas, Phase 1, a Residential Townhome Community, as recorded in Map Book 14, Page 56, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.**
- **Transmission line permits to Alabama Power Company as recorded in Real Book 333, Page 182; Real Book 291, Page 1 and Deed Book 91, Page 113.**
- **Right of way to Shelby County as recorded in Deed Book 74, Page 90.**
- **Restrictions as recorded in Real Book 299, Page 688 and amended restrictions recorded in Instrument No. 1996-25544.**
- **15-foot general use easement over the south side and 18-foot general use easements over the North side as shown on recorded map.**
- **Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 90, Page 63.**

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED ON EVEN DATE HEREWITH BY GRANTEES HEREIN IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF $24,000.00

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th day of April, 2006.

Edward R. Davis III
EDWARD R. DAVIS, III

Evelynne Kaufman Davis
EVELYNNE KAUFMAN DAVIS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Edward R. Davis, III and Evelynne Kaufman 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 that same bears date.

Given under my hand and official seal, this the 5th day of April, 2006.

Notary Public
My Commission Expires: 8/13/09

Shelby County, AL 04/05/2006
State of Alabama

Deed Tax:$55.50