PLEASE RETURN TO:
David P. Condon, PC
100 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133

20070117000025340 1/2 $23.50
Shelby Cnty Judge of Probate, AL
01/17/2007 01:22:34PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Edward W. Davenport
104 Blue Springs Circle
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Ninety-Two Thousand and 00/100 Dollars ($92,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

David M. Pope and his wife **Wendy F. Pope**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Edward W. Davenport and **Ana L. Davenport**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

$82,800.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:
(1) 2007 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 5th day of December, 2006.

_____(Seal) _____(Seal)
David M. Pope Wendy F. Pope

DAVID P. CO

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

NOTARY PUBLIC

I, the undersigned Notary Public in and for said County, in said State, hereby certify that David M. Pope and Wendy F. Pope 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 5th day of December, 2006.

_____
Notary Public: David P. Condon
My Commission Expires: 2-12-10

Shelby County, AL 01/17/2007
State of Alabama

Deed Tax:$9.50

20070117000025340 2/2 $23.50
Shelby Cnty Judge of Probate,AL
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Exhibit "A"

A parcel of land in the SE ¼ of SE ¼ Section 34, Township 21 South, Range 3 West. Shelby County, Alabama, described as follows: From the SW corner of said ¼ ¼ section run Northerly along the West ¼ ¼ line for 349.7 feet to a point in the center of a 60 foot road easement and the beginning point of subject lot, from said point, continue to run along said easement centerline for 349.7 feet; deflect to the right an angle of 92 deg. 28 min. 03 sec. for 671 feet to a point in the center of a 60 foot road easement deflect to the right an angle of 87 deg. 33 min. 57 sec. for 349.7 feet along said easement centerline; deflect to the right 92 deg. 26 min. 03 sec. for 671 feet back to the beginning; being situated in Shelby County, Alabama.

Along with a perpetual 60 foot right of way for ingress, egress and utilities, 30 foot on each side of the following described centerline: Commence at the Southwest corner of Lot 9 of Country Hills Subdivision, Phase 1 as recorded in Map Book 11, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along and extension of the West line of said Lot 30.13 feet to the centerline of County Hills Drive, a public road dedicated by said map and the point of beginning of said right of way; thence turn right 95 deg. 28 min. 04 sec. and run West 115.69 feet to the point of a clockwise curve having a delta angle of 20 deg. 53 min. 19 sec. and a radius of 1898.73 feet; thence run along the arc of said curve 692.23 feet; thence continue Northwest and tangent to said curve 350.68 feet to the point of a counter-clockwise curve having a delta angle of 23 deg. 21 min. 25 sec. and a radius of 610.89 feet; thence run along the arc of said curve 249.06 feet to a point on the West line of Section 35, township 21 South, range 3 West, thence run West , parallel to and 30 feet North of the South line of said Section 34 a distance of 1341.97 feet to a point on the West line of the SE ¼ of the SE /4 of said Section 34; thence turn right 87 deg. 46 min. 48 sec. and run Northerly along the West line of the SE /4 of the SE ¼ and he NE ¼ of the SE ¼ pf said section 34 a distance of 1321.24 feet to the end of said centerline.