This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Warren Davis

Vincent, AL 35178

20070222000081440 1/1 $20.50
Shelby Cnty Judge of Probate, AL
02/22/2007 10:09:06AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty Five Thousand dollars and Zero cents ($185,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roland H. Henson and wife, Patricia P. Henson (herein referred to as grantors) do grant, bargain, sell and convey unto Warren Davis and Ursula Davis, a married couple (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to the survey of THE WILLOWS, Phase One, as recorded in Map Book 27, Page 62, in the Probate Office of Shelby County, Alabama.

Constitutes no part of the homestead of the grantor(s).

Subject to taxes for 2006 and subsequent years.

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, 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

($144,300.00) of the purchase price was paid from the proceeds of a first mortgage loan closed simultaneously herewith.

($31,450.00) of the purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of November, 2006.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Roland H. Henson (Seal)
Roland H. Henson

Patricia P. Henson (Seal)
Patricia P. Henson

Patricia P. Henson (Seal)
Patricia P. Henson, By: Roland H. Henson as
Attorney in Fact as recorded in Inst. # 20041122000641100,
in the Office of Probate,
Shelby County, Alabama.

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roland H. Henson 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 30th day of November, 2006.

Notary Public
My Commission Expires: 10/16/08

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roland H. Henson, whose names are signed as Attorney in Fact for Patricia P. Henson 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 30th day of November, 2006.

Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 02/22/2007
State of Alabama

Deed Tax:$9.50