20070315000117470 1/1 $74.00
Shelby Cnty Judge of Probate,AL
03/15/2007 11:17:06AM FILED/CERT

Warranty Deed

Jointly for Life with Remainder to Survivor

Shelby County, AL 03/15/2007
State of Alabama

Deed Tax:$63.00

07-0054

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

Know All Men by These Presents: That in consideration of *Three Hundred Fifteen Thousand Dollars ($315,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Chappell Development, Inc., a corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Samuel F. Davis and Kimberly L. Davis** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 133, according to the Final Plat of Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

$252,000.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.

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 heir or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of March, **2007.**

Chappell Development, Inc.

By: _____
Lynal D. Chappell
Its President

STATE OF **ALABAMA**

COUNTY OF Shelby

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Lynal D. Chappell,** whose name as **President** of **Chappell Development, Inc., a corporation**, is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 9th **day of** March, **2007.**

Bryan Gregg
Notary Public
My Commission Expires: 10-6-2007

BRYAN GREGG
NOTARY PUBLIC
ALABAMA
MY COMMISSION EXPIRES 10/06/2007
STATE AT LARGE

Send Tax Notice To & This Instrument Prepared By:
Samuel F. Davis
133 Shore Front Lane
Wilsonville, AL 35186