



20070326000133910 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/26/2007 08:50:03AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

✓ 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: Cheryl B. Davis  
(Address) 210 Cedar Way  
Montevallo, AL 35115  
MINIMUM VALUE: \$10,000.00

**Warranty Deed**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **CHERYL B. DAVIS, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CHERYL B. DAVIS, BRAD WAYNE DAVIS and PHILLIP TODD DAVIS**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**From the SW corner of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, run a tie line of North 05 degrees 12 minutes 31 seconds West 710.6 feet to a point on the North side of a ditch and the P.O.B. of subject lot; from said point run North 18 degrees 03 minutes 29 seconds East 18.22 feet; thence North 03 degrees 08 minutes 11 seconds West 34.61 feet; thence North 21 degrees 22 minutes 37 seconds West 73.75 feet; thence North 73 degrees 50 minutes 04 seconds East 76.95 feet; thence North 51 degrees 54 minutes 45 seconds East 48.30 feet to the West right of way line of Shelby Street (a paved City Street); thence along said street right of way South 39 degrees 43 minutes 20 seconds East 188.15 feet to the South side of a ditch; thence generally along said ditch South 82 degrees 18 minutes 04 seconds West 160.76 feet; thence generally along said ditch South 83 degrees 39 minutes 45 seconds West 50.06 feet, back to the beginning point; being situated in Shelby County, Alabama.**

**SOURCE OF TITLE: WARRANTY DEED, WITH RIGHT OF SURVIVORSHIP, RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20040226000098660.**

**PHILLIP WAYNE DAVIS, A JOINT GRANTEE UPON THE ABOVE REFERENCED SOURCE OF TITLE DECEASED ON OR ABOUT THE 24<sup>TH</sup> DAY OF JANUARY, 2006. SAID GRANTEE WAS SURVIVED BY THE GRANTOR HEREIN.**

**THE RIGHT, TITLE AND INTEREST OF CHERYL B. DAVIS IN AND TO THE ABOVE REFERENCED PROPERTY SHALL BE WITH RIGHT OF SURVIVORSHIP TO THE OTHER GRANTEES, SO THAT, IN THE EVENT OF HER DECEASE, THE SURVIVING GRANTEES HEREIN SHALL OWN HER INTEREST IN SAID PROPERTY IN FEE SIMPLE. PROVIDED, HOWEVER, THE OWNERSHIP INTEREST OF THE OTHER GRANTEES HEREIN SHALL BE THAT OF TENANTS IN COMMON.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, 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 23<sup>rd</sup> day of March, 2007.

Cheryl B. Davis  
CHERYL B. DAVIS

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHERYL B. DAVIS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of March, 2007.

[Signature]  
Notary Public  
My commission expires: 8/13/09

Shelby County, AL 03/26/2007  
State of Alabama

Deed Tax: \$10.00