

This instrument was prepared by:  
Esco & Benson, LLC  
547 South Lawrence Street  
Montgomery, AL 36104

700717  
SEND TAX NOTICE TO:  
C. Chad Davis and Rachel W. Davis  
1832 King Charles Court  
Alabaster, AL 35007

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

  
20070727000350740 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
07/27/2007 01:24:29PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY TWO THOUSAND NINE HUNDRED AND NO/100'S (\$162,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, JAMES T. CANADA, JR. AND SANDRA P. CANADA, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto C. CHAD DAVIS AND RACHEL W. DAVIS (herein referred to as GRANTEEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 100, ACCORDING TO THE SURVEY OF KINGWOOD THIRD ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed or record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

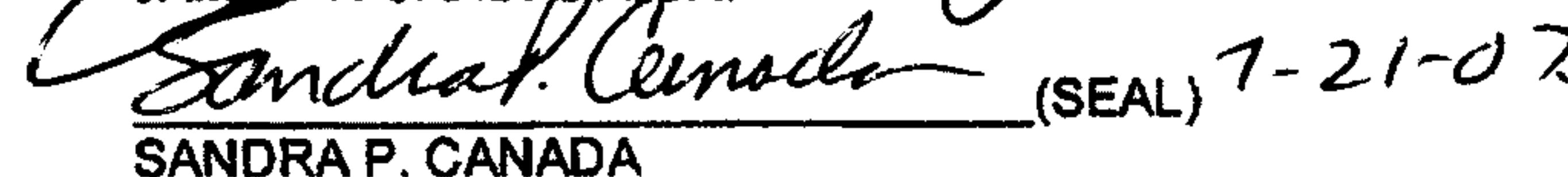
\$162,900.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants, with right of survivor ship, 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 said GRANTEEES, 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, we, JAMES T. CANADA, JR. AND SANDRA P. CANADA, have hereunto set my (our) hand(s) and seal(s) this the 21 day of JULY, 2007

  
JAMES T. CANADA, JR. (SEAL) 7-21-07  
  
SANDRA P. CANADA (SEAL) 7-21-07

STATE OF FLORIDA  
COUNTY OF LAKE

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that JAMES T. CANADA, JR. AND SANDRA P. CANADA 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 21 day of JULY, 2007

  
Notary Public  
My commission expires APRIL 7, 2009

