

This instrument was prepared by

SEND TAX NOTICE TO:

A, Vincent Brown, Jr.  
510 North 18th Street  
Bessemer, AL 35020

Robert S. Boyd  
127 Katy Circle  
Birmingham, AL 35242

**File #0907-14**

Shelby County, AL 10/03/2007  
State of Alabama

Deed Tax: \$220.00

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Three Hundred Sixty-Four Thousand and 00/100 (\$364000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **James Roger Davis and Rebecca B. Davis, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert S. Boyd and Becky L. Boyd** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

**Lot 30-A, according to the Resurvey of Lots 22, 30 and 31 of The Cedars, as recorded in Map Book 27, Page 50, in the Probate Office Shelby County, Alabama.**

**SUBJECT TO:**

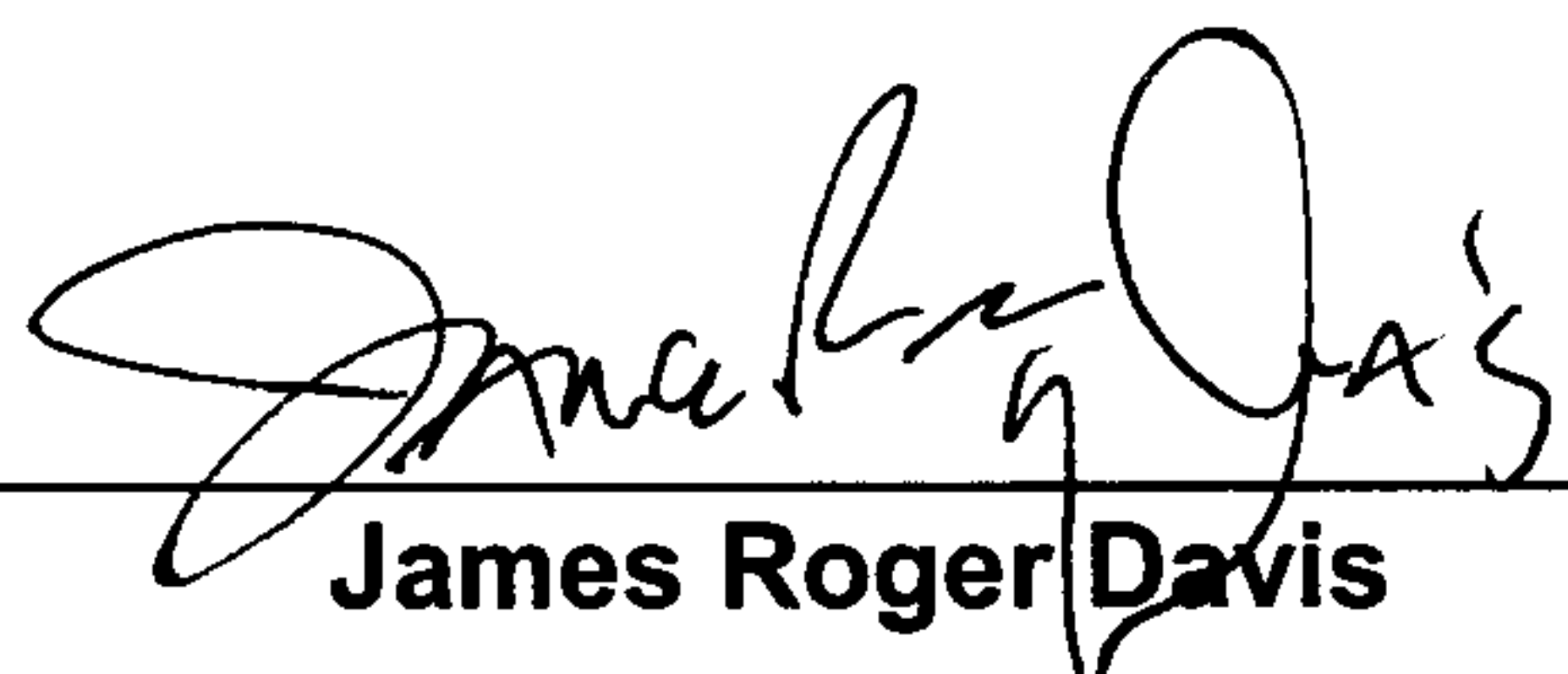
1. Taxes for the year beginning October 1, 2006, which constitutes a lien, but are not yet due and payable until December 31, 2007.
2. Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.

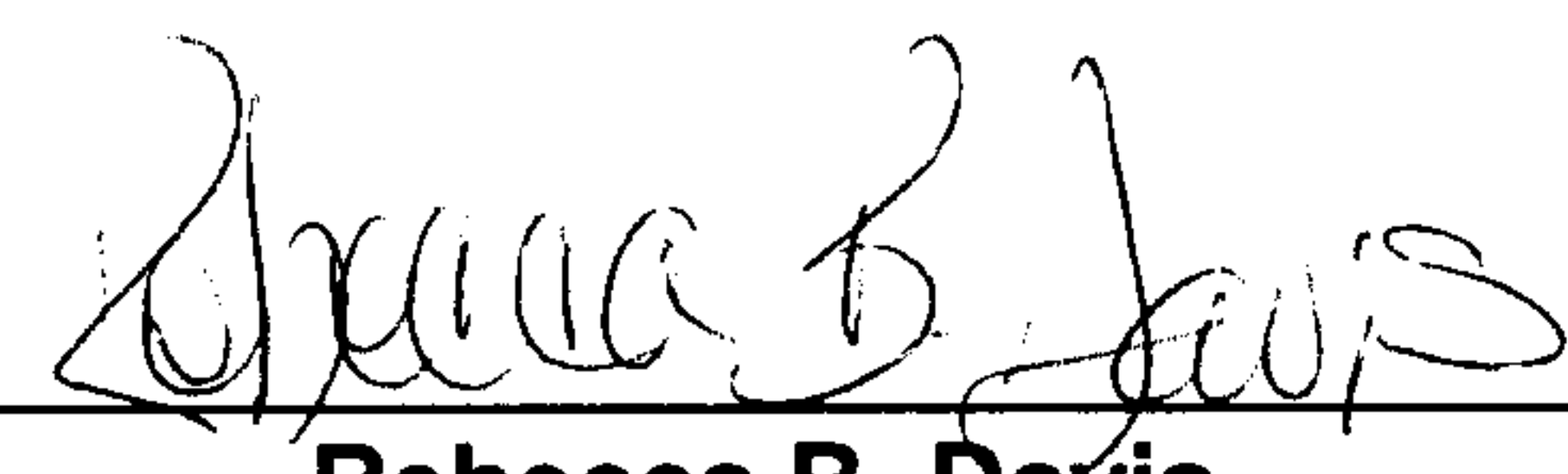
**\$144000** of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES 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 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), **James Roger Davis and Rebecca B. Davis**, have hereunto set my (our) hand(s) and seal(s) this **27th** day of **September, 2007**.

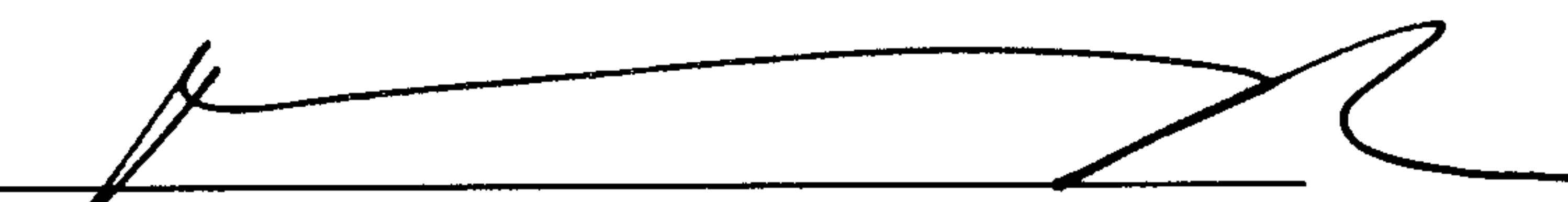
 (SEAL)  
**James Roger Davis**

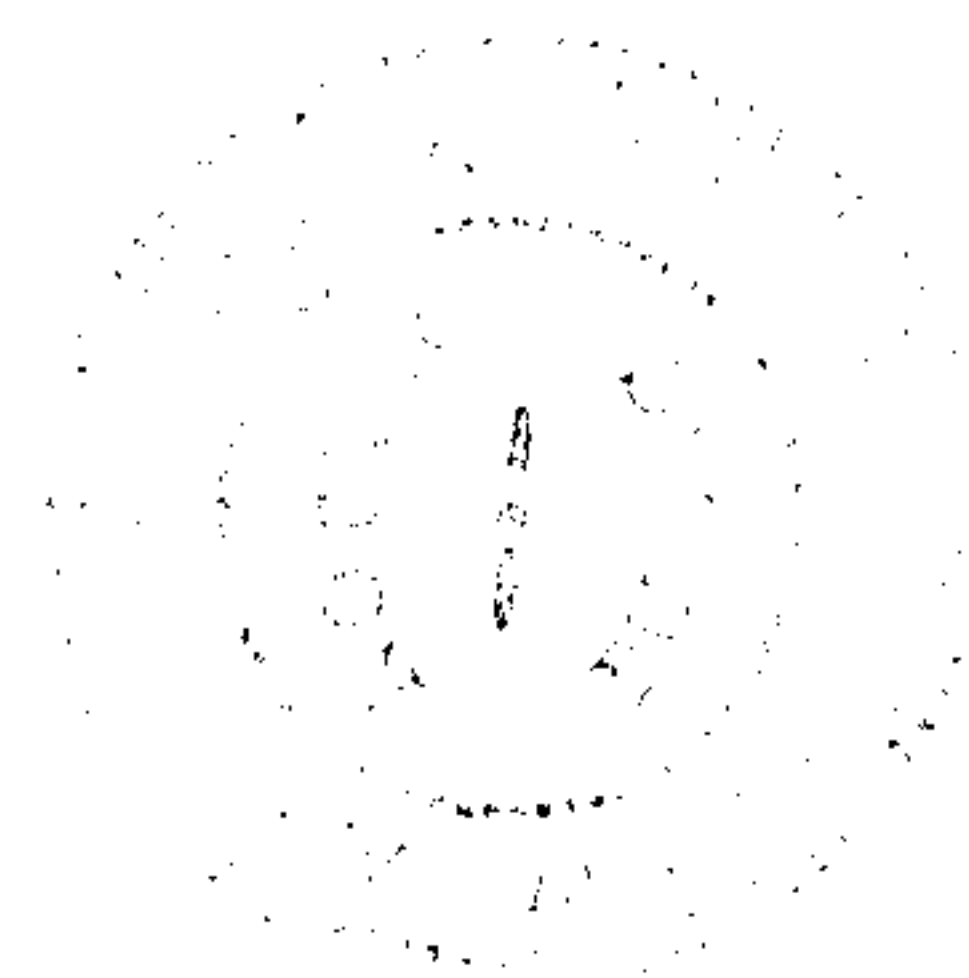
 (SEAL)  
**Rebecca B. Davis**


STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Roger Davis and Rebecca B. Davis, husband and wife** whose name(s) (is/are) 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 and official seal this **27th** day of **September, 2007**.

  
Notary Public  
My commission expires 11-29-2007



  
20071003000462110 2/2 \$234.00  
Shelby Cnty Judge of Probate, AL  
10/03/2007 11:17:51AM FILED/CERT