

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
**B. CHRISTOPHER BATTLES**  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
**Dora A. Davis and Ronald Davis**  
5314 South Shades Crest Road  
Bessemer, Alabama 35022

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

Know All Men by These Presents: That in consideration of **One hundred sixty one thousand five hundred and no/100 (\$161,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Phyllis M. Dunn f/k/a Phyllis Ann Poole and Leonard Dunn, Jr., wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Dora A. Davis and Ronald Davis** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

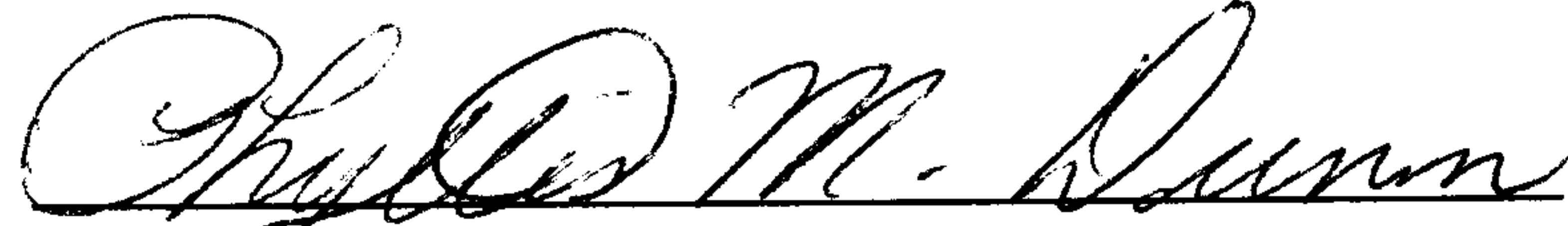
Phyllis Ann Poole, the grantee in deed recorded in Instrument No. 1994-22860, in one and the same person as Phyllis Ann Poole Dunn and Phyllis M. Dunn.

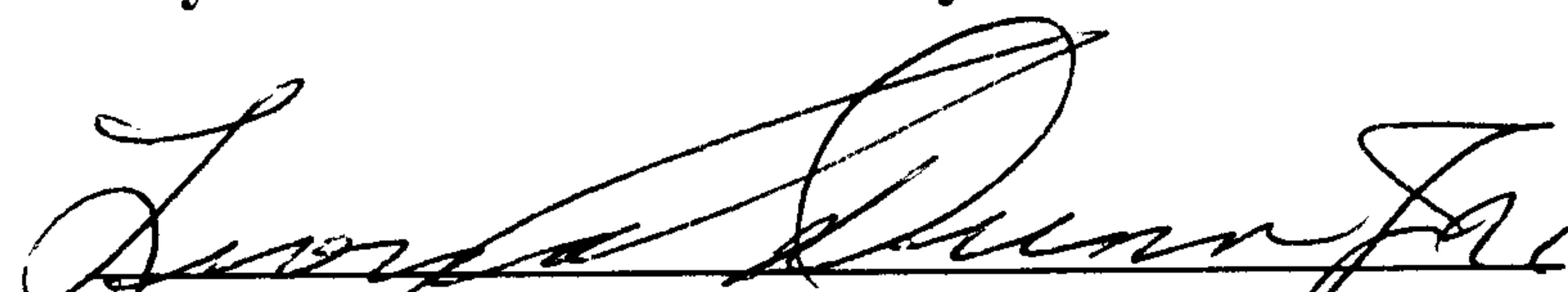
\$161,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 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 29<sup>th</sup> day of February, 2008.

  
**Phyllis M. Dunn f/k/a Phyllis Ann Poole**

  
**Leonard Dunn, Jr.**

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

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Phyllis M. Dunn f/k/a Phyllis Ann Poole and Leonard Dunn, Jr., wife and husband**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of February, 2008.

  
**Notary Public**  
My Commission Expires:02-25-09

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009



20080310000096080 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/10/2008 09:03:44AM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in Shelby County, Alabama, described as follows:

Commence at the Southwest corner of Section 28, Township 20 South of the Huntsville Base Line, Range 4 West of Huntsville Meridian; proceed North along the west line of said section for a distance of 382.94 feet; turn an angle to the right of  $58^{\circ}52'00''$  and proceed for a distance of 549.24 feet; turn an angle to the right of  $90^{\circ}01'$  and proceed for a distance of 547.0 feet to the point of beginning; turn an angle to the left of  $90^{\circ}25'19''$  and proceed for a distance of 228.63 feet; turn an angle to the right of  $13^{\circ}16'23''$  and proceed for a distance of 175.12 feet; turn an angle to the right of  $72^{\circ}01'42''$  and proceed for a distance of 183.49 feet; turn an angle to the right of  $121^{\circ}48'53''$  and proceed for a distance of 137.48 feet; turn an angle to the left of  $116^{\circ}50'59''$  and proceed for a distance of 150.38 feet to the northerly right of way of South Shades Crest Road; turn an angle to the right of  $111^{\circ}27'$  and proceed along said right of way for a distance of 33.55 feet to the point of curve (PC) of a curve to the left having a radius of 599.70 feet, a central angle of  $11^{\circ}06'$  and a chord length of 116.00 feet; proceed along the arc of said curve (being the said right of way) for a distance of 116.18 feet; turn an angle to the right from said chord of  $79^{\circ}09'55''$  and proceed for a distance of 149.52 feet; turn an angle to the left of  $86^{\circ}26'46''$  and proceed for a distance of 150.29 feet; turn an angle to the right of  $86^{\circ}25'38''$  and proceed for a distance of 103.67 feet to the point of beginning.

Also, an easement for ingress and egress along and thirty feet East of the line described as follows: Commence at the Southwest corner of Section 28, Township 20 South of the Huntsville Base Line, Range 4 West of the Huntsville Meridian; proceed North along the west line of said section for a distance of 382.94 feet; turn an angle to the right of  $58^{\circ}52'$  and proceed for a distance of 519.24 feet; turn an angle to the right of  $90^{\circ}01'$  and proceed for a distance of 547.0 feet to the point of beginning of the line described; continue along said course for a distance of 253 feet to the north line of South Shades Crest Road.