


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20080723000297430 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
07/23/2008 12:52:27PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **MARY LOU DAVIS, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **DANIEL LEE DAVIS, ANDREW LEWIS DAVIS, and CHRISTOPHER A. BENNETT, JR. (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A parcel of land described as follows: Being at the Southeast corner of the Joe Swain lot at the intersection of said corner of said lot with the North R/W line of Shelby County Highway #62; thence run East along the North R/W line of said highway a distance of 52½ feet to a point; thence turn left and run West a distance of 52½ feet to a point; thence turn left and run South a distance of 420 feet to the point of beginning. Said parcel of real estate contains ½ acre, more or less, and being situated in Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

Mary Lou Davis is the surviving Grantee in that certain Deed recorded in Book 352 Page 384, Probate Office of Shelby County, Alabama. The other Grantee, Andrew Lee Davis, is deceased, having died on October 3, 1998.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23th day of JULY, 2008.




MARY LOU DAVIS



MARY LOU DAVIS

Shelby County, AL 07/23/2008
State of Alabama

Deed Tax: \$5.00

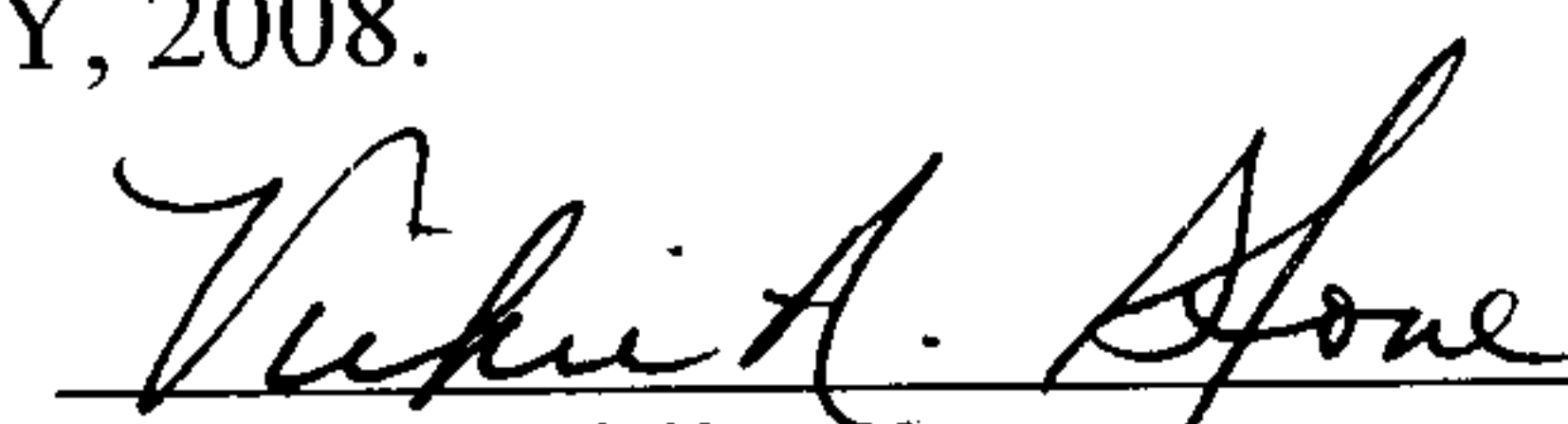


By: DANIEL LEE DAVIS, as Attorney in Fact, under Power of Attorney recorded in Instrument # 20031204000787740 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **DANIEL LEE DAVIS, as Attorney in Fact for MARY LOU 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of JULY, 2008.



Notary Public
My Commission Expires: 3-19-2012

