

20080729000305450 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/29/2008 03:02:42PM FILED/CERT

Send tax notice to:
RUSSELL M. YARBROUGH, JR. AND NITA N. YARBROUGH
300 FAIRFAX WAY
BIRMINGHAM, ALABAMA 35242

Shelby County, AL 07/29/2008
State of Alabama

Deed Tax: \$10.00

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TEN THOUSAND AND NO/100 (\$10,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **STEVE DAVIS, INDIVIDUALLY AND AS FORMER PRESIDENT OF STEVE DAVIS DEVELOPMENT COMPANY, INC., (FORMER J & S HOMES, INC.) A DISSOLVED CORPORATION** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **RUSSELL M. YARBROUGH, JR. AND NITA N. YARBROUGH**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 44, ACCORDING TO THE SURVEY OF GLEN AT GREYSTONE, SECTOR 1, AS RECORDED IN MAP BOOK 15, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS DEED IS PREPARED AND RECORDED TO CORRECT THE TITLE TO SUBJECT PROPERTY DUE TO INCORRECT DEEDS SHOWN AS FOLLOWS:

PREVIOUSLY VESTED IN V & W BUILDERS, INC BY WARRANTY DEED RECORDED IN INSTRUMENT 1996-10575. SAID WARRANTY DEED CONTAINED AN INCORRECT LEGAL. THE LEGAL DESCRIPTION ON THE WARRANTY DEED WAS CORRECTED IN INSTRUMENT 1996-33791 AND AGAIN IN INSTRUMENT 1996-34944, HOWEVER BOTH CORRECTIVE DEEDS LISTED THE GRANTEE AS D & W BUILDERS, INC. IN LIEU OF V & W BUILDERS, INC.

STEVE DAVIS DEVELOPMENT COMPANY, INC., (FORMER J & S HOMES, INC.) HAS SINCE BEEN DISSOLVED.

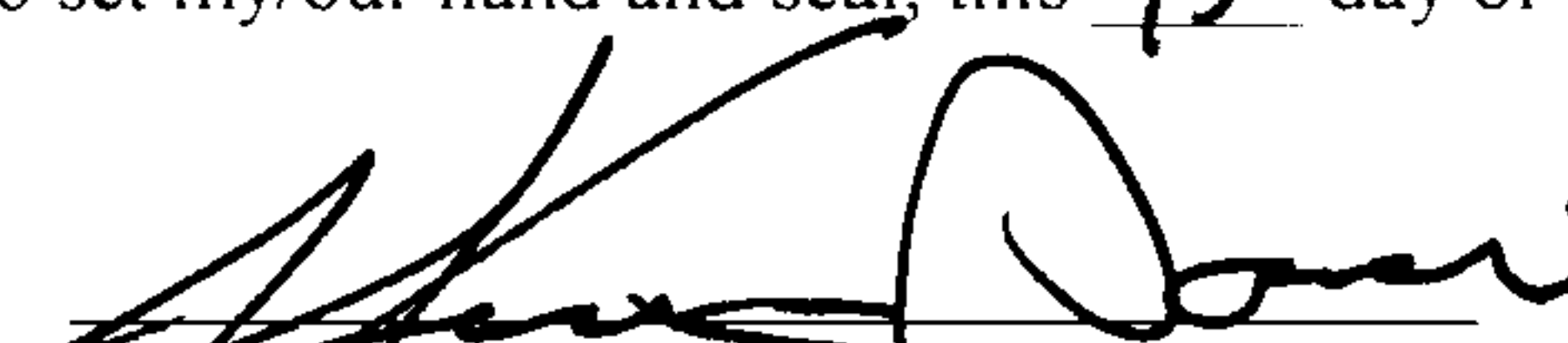
STEVE DAVIS IS A MARRIED INDIVIDUAL BUT PROPERTY IS NO PART OF THE HOMESTEAD OF STEVE DAVIS OR HIS SPOUSE.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 15th day of July, 2008.


STEVE DAVIS, INDIVIDUALLY

STEVE DAVIS DEVELOPMENT COMPANY, INC.,
(FORMER J & S HOMES, INC.) A DISSOLVED
CORPORATION

BY 
STEVE DAVIS, FORMER PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that STEVE DAVIS, INDIVIDUALLY 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 2008.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10



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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that STEVE DAVIS, FORMER PRESIDENT OF STEVE DAVIS DEVELOPMENT COMPANY, INC., (FORMER J & S HOMES, INC.) A DISSOLVED CORPORATION whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity of former President and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 15th day of JULY, 2008.

My Comm. Exp.:



NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10