

This instrument was prepared by  
Mitchell A. Spears

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Donald J. and Patsy S. Davis

(Address) 440 Parkway Circle

Montevallo, AL 35115

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Warranty Deed, Jointly For Life With Remainder To Survivor

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY-ONE THOUSAND SIX HUNDRED SIXTY-SEVEN and 00/100, (\$51,667.00)----- DOLLARS** to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**WILLIAM S. DAVIS, a married man**

(herein referred to as Grantor, whether one or more), does grant, bargain, sell and convey unto

**DONALD J. DAVIS and wife, PATSY S. DAVIS**

(herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**LOT 9, IN BLOCK 5, ACCORDING TO THE SURVEY OF ARDEN SUBDIVISION TO THE TOWN OF MONTEVALLO, AS RECORDED IN MAP BOOK 3, PAGE 64, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

- **Taxes for 2009 and subsequent years.**
- **Permits to Alabama Power Company and South Central Bell recorded in Deed Book 165, Page 480.**
- **Restrictions as recorded in Deed Book 139, Page 269.**
- **Transmission line permit to Alabama Power Company as recorded in Deed Book 180, Page 30.**
- **Agreement between Vic-San and Alabama Power Company recorded in Deed Book 242, Page 791.**
- **30 foot building set back line from Parkway Circle as shown on recorded map.**
- **Life Estate of Helen Davis, as shown in Deed recorded in Instrument Number 1996-30708, in the Probate Office, Shelby County, Alabama.**

**THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**



20081212000464440 2/2 \$66.00  
Shelby Cnty Judge of Probate, AL  
12/12/2008 02:34:38PM FILED/CERT

**IT IS THE INTENT OF GRANTEES, BY ACCEPTANCE OF THIS DEED, TO BE SEIZED OF ALL RIGHT, TITLE AND INTEREST IN AND TO THE ABOVE DESCRIBED REAL PROPERTY, JOINTLY WITH RIGHT OF SURVIVORSHIP.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5 day of December, 2008.

William S. Davis  
WILLIAM S. DAVIS

STATE OF Alabama  
COUNTY OF Madison

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **WILLIAM S. 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 that same bears date.

Given under my hand and official seal, this the 5 day of December, 2008.

Robt Ch  
Notary Public  
My Commission Expires ~~My Commission Expires~~ 04/17/12

Shelby County, AL 12/12/2008  
State of Alabama

Deed Tax: \$52.00