

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Fletcher Allen Lybrand  
7745 Old Hwy 280  
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby County, AL 10/20/2010

} KNOW ALL MEN BY THESE PRESENTS,

State of Alabama  
Deed Tax : \$10.00

SHELBY COUNTY

That in consideration of Ten Thousand dollars and Zero cents (\$10,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of J.D. Davis deceased, Probate Case No. PR-2009-00182 in Probate Office of Shelby County, Alabama. (herein referred to as grantors) do grant, bargain, sell and convey unto Fletcher Allen Lybrand and Shirley Ann Lybrand (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5A, according to a resurvey of Lots 4 and 5 of Davis Family Subdivision, as recorded in Map Book 41, Page 82, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of October, 2010.

_____ (Seal)	_____ (Seal)
	The Estate of J.D. Davis, deceased, Probate Case
	No. PR-2009-000182, in the Probate Office
_____ (Seal)	By: <u>George Davis</u> Co. Personal Representative <i>As per the will</i>
_____ (Seal)	_____ (Seal)

20101020000350660 1/1 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/20/2010 12:27:50 PM FILED/CERT

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Davis, whose name as Co-Personal Representative of The Estate of J.D. Davis, deceased, Probate Case No. PR-2009-000182 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 as such Co-Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of October, 2010.

My Commission Expires: 10-16-12

Michael T. Atchison  
Notary Public

