

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

Send Tax Notice To: Dennis L. Davis
3291 Hwy 61
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty Six Thousand Three Hundred Seventy Five dollars and Zero cents (\$46,375.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Staci Houtz and husband, Jeffery McNeill (herein referred to as grantors) do grant, bargain, sell and convey unto Dennis L. Davis and Linda C. Davis (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Staci Houtz, Staci M. Houtz and Staci Houtz McNeil are all one and the same person.

\$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 14th day of March, 2011.

(Seal)

Staci Houtz
(Seal)

(Seal)

Jeffery McNeill
(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Staci Houtz and Jeffery McNeill 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2011.

My Commission Expires: 10-16-12

Notary Public

20110316000085160 1/2 \$61.50
Shelby Cnty Judge of Probate, AL
03/16/2011 10:57:12 AM FILED/CERT

Shelby County, AL 03/16/2011
State of Alabama
Deed Tax:\$46.50



EXHIBIT A

Begin at the NE corner of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 88 degrees 37 minutes 06 seconds West a distance of 521.41 feet; thence North 88 degrees 31 minutes 20 seconds West, a distance of 622.05 feet; thence South 01 degrees 56 minutes 10 seconds West, a distance of 299.67 feet; thence South 87 degrees 43 minutes 11 seconds East, a distance of 451.17 feet; thence South 19 degrees 02 minutes 11 seconds East, a distance of 423.99 feet; thence South 72 degrees 25 minutes 19 seconds East a distance of 629.51 feet to a point on the Northwesterly right of way line of Shelby County Highway 61 (80-foot right of way), said point also being the beginning of a non-tangent curve to the right, having a radius of 2886.30 feet, a central angle of 01 degrees 11 minutes 01 seconds and subtended by a chord which bears North 26 degrees 53 minutes 44 seconds East, and a chord distance of 59.63 feet; thence along the arc of said curve and said right of way line, a distance of 59.63 feet; thence North 62 degrees 39 minutes 07 seconds West and leaving said right of way line, a distance of 189.02 feet; thence North 08 degrees 04 minutes 22 seconds East a distance of 747.14 feet to the point of beginning.
According to survey of Rodney Y. Shiflett, RLS #21784, dated March 3, 2011.

