


This instrument was prepared by:  
Townes, Woods & Roberts, P.C.  
717 Kerr Drive / Post Office Box 96  
Gardendale, Alabama 35071  
(205) 631-4019

Send Tax Notice to:  
Greg S. Kelley  
1354 Greystone Crest  
Birmingham, AL 35242

**WARRANTY DEED**  
(Joint Tenants with Right of Survivorship)

  
20110509000138760 1/1 \$212.00  
Shelby Cnty Judge of Probate, AL  
05/09/2011 12:46:18 PM FILED/CERT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Thousand Dollars & NO/100---(\$200,000.00)-----Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**Jonathan M. Davis and wife, Kimberly M. Davis**  
(herein referred to as grantors, do grant, bargain, sell and convey unto  
**Greg S. Kelley and wife, Renee M. Kelley**  
(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated **Shelby County, Alabama**, to wit:

**Lot 53, according to the Map and Survey of Chesser Plantation, Phase 1, Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama. (the Property)**

**Together with the non exclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. 2002030600010788 in the Probate Office of the Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

**Subject to easements and restrictions of record and subject to current taxes a lien but not yet payable.**

**TO HAVE AND TO HOLD** to 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 said GRANTEES, their heirs and assigns, that I an (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 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 hands and seals this **26<sup>th</sup>** day of **April 2011**.

  
\_\_\_\_\_  
**Jonathan M. Davis**

  
\_\_\_\_\_  
**Kimberly M. Davis**

**General Acknowledgment**

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jonathan M. Davis and wife, Kimberly M. Davis** whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26<sup>th</sup>** day of **April 2011**.

  
\_\_\_\_\_  
**Notary Public**

My Commission Expires: 2-5-14

Shelby County, AL 05/09/2011  
State of Alabama  
Deed Tax: \$200.00