

20110609000170290 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
06/09/2011 12:30:05 PM FILED/CERT

Shelby County, AL 06/09/2011
State of Alabama
Deed Tax:\$80.00

\$80,000

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & COLEMAN, PC
1813 Third Avenue N. Ste 200
Bessemer, Alabama 35020

CANDACE I. DAVIS
1072 MARYANNA ROAD
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, Candace I. Davis and Zachary D. Pickett, wife and husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Candace I. Davis and Zachary D. Pickett, wife and husband, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. EASEMENT(S), BUILDING LINE(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 138, PAGE 159; INST. NO. 2005-39395 AND INST. NO. 2005-39396
5. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 211, PAGE 615.
6. EASEMENT GRANTED TO CITY OF CALERA AS RECORDED IN INST. NO. 1999-47297.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS, Candace I. Davis and Zachary D. Pickett, have hereunto set their signatures and seals, this the 6th day of June, 2011.


CANDACE I. DAVIS

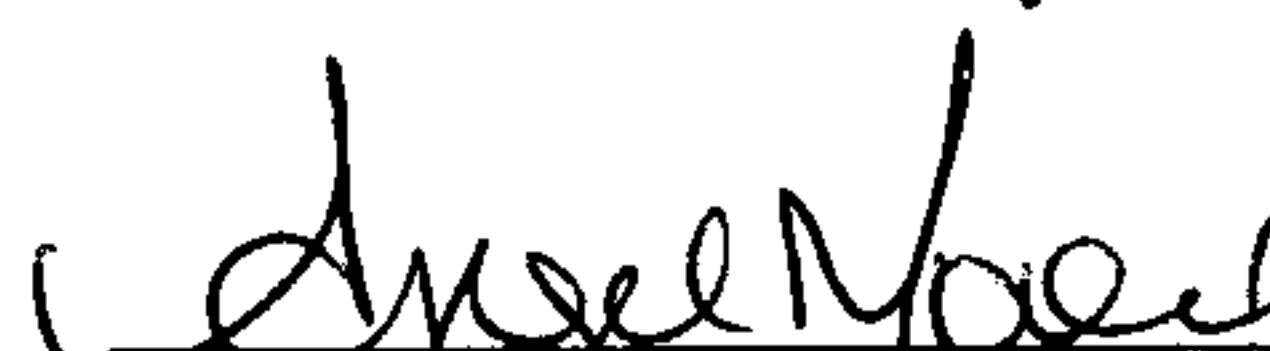

ZACHARY D. PICKETT

STATE OF ALABAMA
COUNTY OF Shelby

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Candace I. Davis and Zachary D. Pickett, whose names are signed to the foregoing conveyance, and who 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 this the 6th day of June, 2011.


Notary Public

My commission expires: 3/5/2012

