

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Benjamin E. Davis
12890 Highway 61
Wilsonville AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Tommy Davis and wife, Patricia Ann Davis** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Benjamin Edward Davis and Bethany Ann Abrams Davis** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**


Lot 1, according to the survey of Tommy Davis Family Subdivision, as recorded in Map Book 42, Page 98, in the Probate Office of Shelby County, Alabama.

A 20' Ingress/Egress, Utility and Drainage Easement, as shown on the Tommy Davis Family Subdivision, recorded in Map Book 42, Page 98, Judge of Probate, Shelby County, Alabama, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW ¼ of the SE ¼ of Section 23, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 13 minutes 19 seconds East, a distance of 116.07 feet; thence South 84 degrees 21 minutes 41 seconds West, a distance of 538.40 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 24 degrees 40 minutes 29 seconds West, a distance of 264.53 feet; thence South 07 degrees 56 minutes 47 seconds West, a distance of 206.31 feet to the approximate northwesterly R.O.W. line of Shelby County Highway 61, 80' R.O.W. and the POINT OF ENDING OF SAID CENTERLINE.

SUBJECT TO:

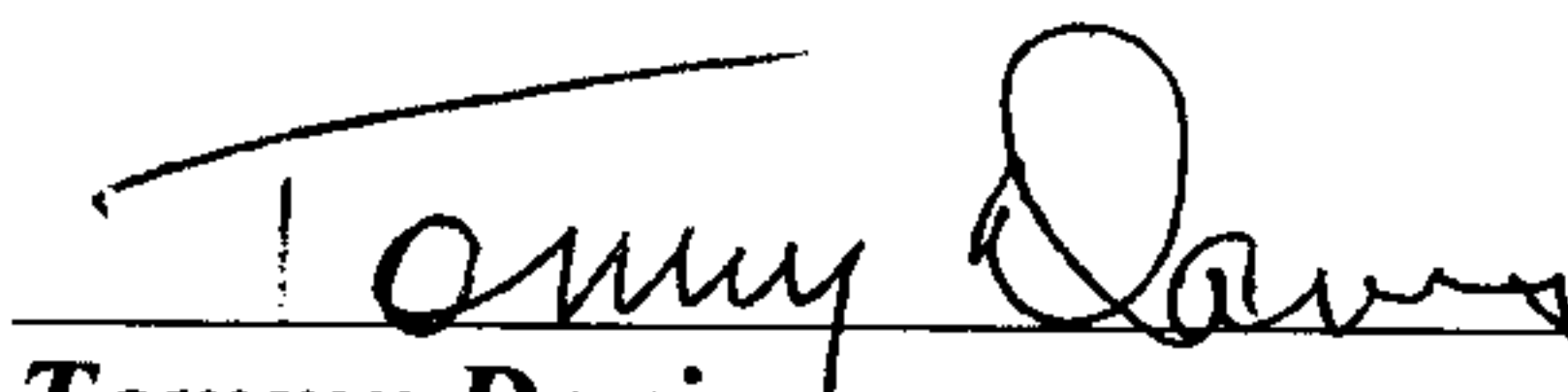
1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits of record.

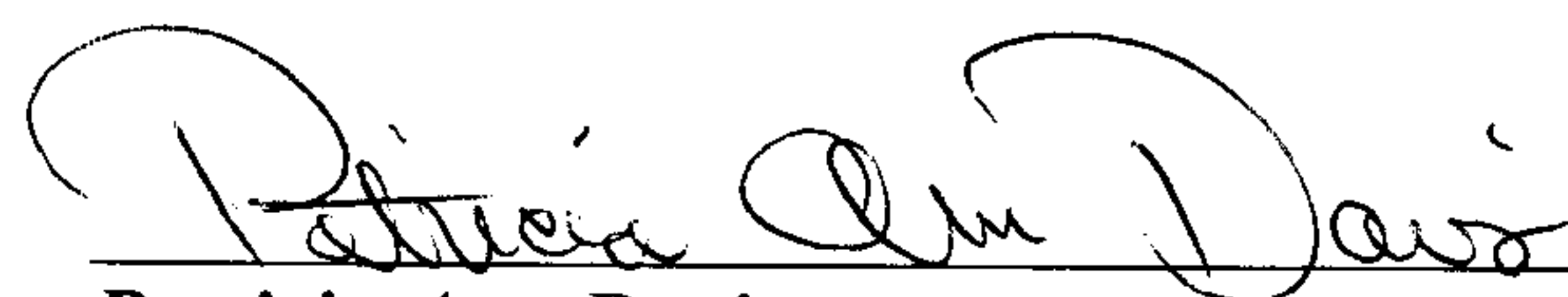

20110825000250720 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
08/25/2011 09:23:49 AM FILED/CERT

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of August, 2011.


Tommy Davis

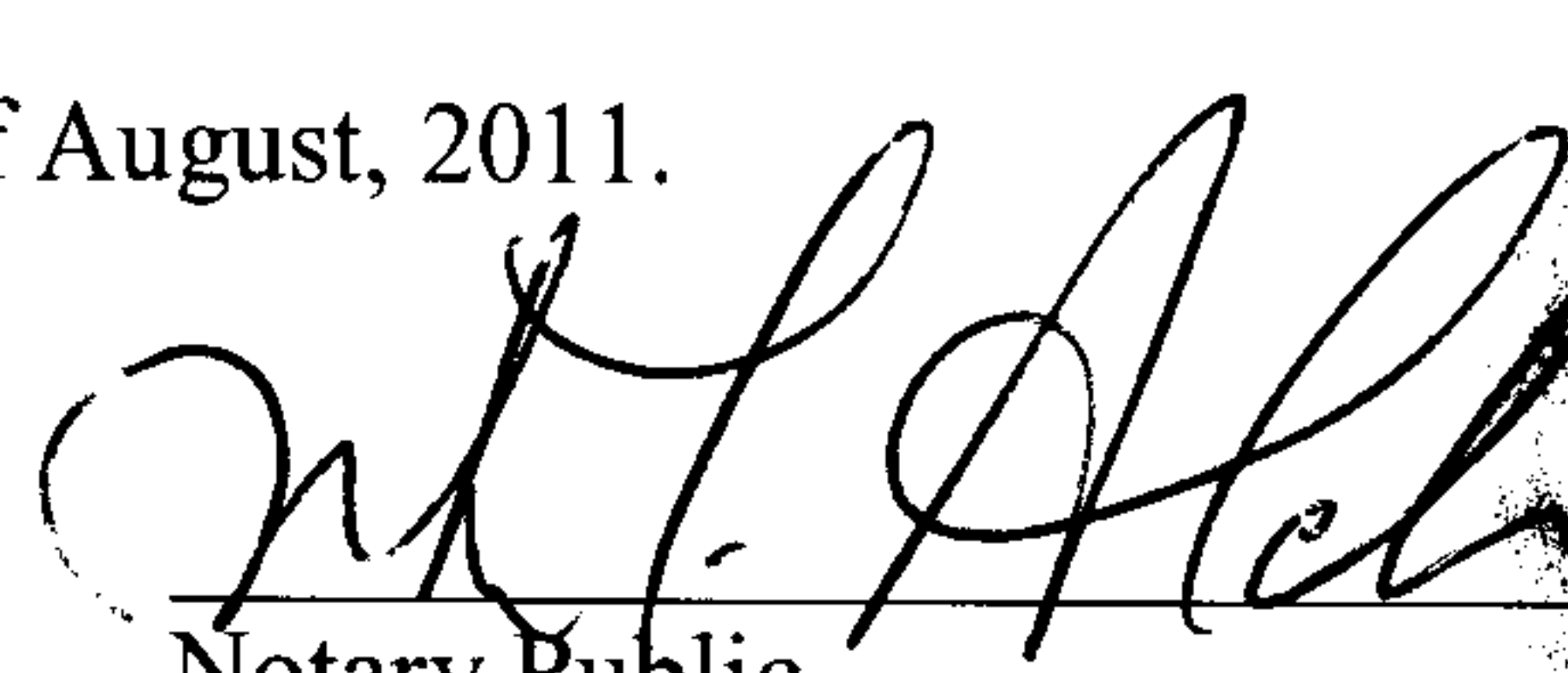

Patricia Ann Davis

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 08/25/2011
State of Alabama
Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Tommy Davis and Patricia Ann Davis, whose name are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2011.


Notary Public
My Commission Expires: 10-16-12
