

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

20210413000184890 1/2 \$208.50
Shelby Cnty Judge of Probate, AL
04/13/2021 03:48:45 PM FILED/CERT

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charles E. Davis
2009 Princeton Cove
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND NO CENTS (\$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, we, **Charles E. Davis and wife, Donna Davis** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Charles E. Davis and Donna Davis** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 50, according to the Survey of Heritage Trace Phase 2, as recorded in Map Book 36, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record

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 8th day of April, 2021.

Charles E. Davis
Charles E. Davis

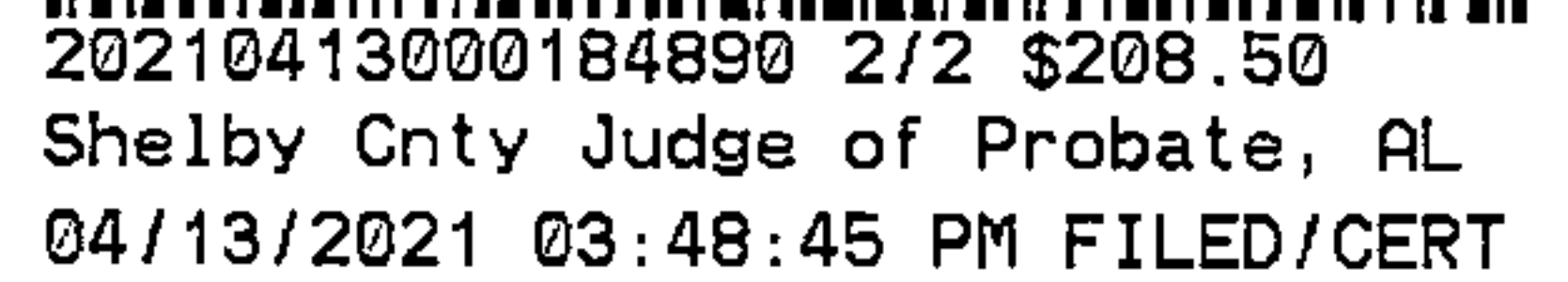
Donna Davis
Donna Davis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Charles E. Davis and Donna Davis**, 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 and official seal this 8th day of April, 2021.

Sammy M. Seales
Notary Public
My Commission Expires: 5-8-24



Form RT-1