

914

500⁰⁰ - Armas Corp
3727 1/2 - 5th Ave S. Blaw

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

COUNTY

Know All Men By These Presents,

That in consideration of \$1.00



19810227000022580 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 02/27/1981 00:00:00 FILED/CERTIFIED

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James R. Efferson, Sr. & Mavis A. Efferson, T. H. Harper & Jane Harper

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. R. Efferson, Jr. & Tajuana Efferson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in

County, Alabama to-wit:

Peanut's Parcel

A parcel of land containing 5.4 acres, more or less, located in the SE $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of said Section 28;

Thence run West along the South line of said Section 28 a distance of 494.99 feet to the point of beginning;

Thence continue last a distance of 716.53 feet;

Thence run N 00° 12' 00" W a distance of 245.04 feet to a point in Yellow Leaf Creek;

Thence run Easterly along said Creek the following approximate bearings and distances;

S 27° 15' 39" E a distance of 108.47 feet;

N 86° 07' 52" E a distance of 102.90 feet;

N 62° 41' 33" E a distance of 284.28 feet;

N 35° 31' 47" E a distance of 365.29 feet;

N 54° 10' 27" E a distance of 112.06 feet;

S 87° 34' 25" E a distance of 9.30 feet;

Thence run South a distance of 648.46 feet to the point of beginning.

There is reserved a 30 feet easement for the purpose of ingress, egress and utilities along the South line of the above described parcel.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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:

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,

have hereunto set Real Tax 50 hand and seal

, this

day of

19

STATE OF ALA. SHELBY CO.

WITNESS:

I CERTIFY THIS DEED WAS FILED

1981 FEB 27 PM 2:39

State of

COUNTY

General Acknowledgement

I, Mavis A. Efferson,
 hereby certify that Tajuana Efferson
 whose name is signed to the foregoing conveyance, and who
 me on this day, that, being informed of the contents of the conveyance
 on the day the same bears date.

, a Notary Public in and for said County, in said State,

known to me, acknowledged before
 executed the same voluntarily

Given under my hand and official seal this 26th day of February

Form 3091

Mavis A. Efferson
Box 105
Toluca

My Commission Expires Sept. 12, 1981

Notary Public