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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Brenda K. Jeffries

(Address) 81 Milam Dr
Vincent, AL 35178

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Tony G. Jeffries, a single man and Brenda K. Jeffries, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brenda K. Jeffries

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

08/22/1994-25967
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 18th day of August, 1994.

(Seal)

Tony G. Jeffries

(Seal)

(Seal)

(Seal)

(Seal)

Brenda K. Jeffries

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony G. Jeffries whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, A. D., 1994

SEE BACK SIDE FOR ADDITIONAL NOTARY

Notary Public.

1994-25967

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brenda K. Jeffries whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August A.D., 1994.


Notary Public

EXHIBIT "A"

Commence at the NE corner of Section 22, Township 19 South, Range 2 East and run West along the section line a distance of 1332.13 feet to a point; thence go South at a right angle to the last bearing 232 feet to a point; thence West parallel to the North line of said section a distance of 529.19 feet to a point; thence South parallel to the East line of said section a distance of 180.00 feet to the Point of Beginning; thence continue along last described course 84.55 feet; thence turn an angle to the right and run South 76 degrees 55 minutes West 113.29 feet; thence turn an angle to the right and run North 22 degrees 53 minutes West 105 feet, said point being the Northeast corner of Deed Book 315, Page 466, being property of William B. Jones and Mildred L. Jones; thence run Northerly parallel to the East line a distance of 20 feet to the Southwest corner of property of Leaborn Jeffries and wife, Nellie Jeffries as recorded in Instrument No. 1994-25966; thence run in an Easterly direction along the South line of said deed a distance of 145 feet more or less to the Point of Beginning.

Also conveyed hereby is an easement described as follows for ingress and egress

Commence at the Northeast corner of Section 22, Township 19 South, Range 2 East; thence run West along the section line a distance of 1332.13 feet to a point; thence go South at a right angle to the last bearing 232 feet to a point; thence run Westerly parallel to the North line of said section a distance of 954.92 feet to a point of the East right-of-way of Milam Road; thence run Southeasterly along said East right-of-way a distance of 220.22 feet to the Point of Beginning of herein described easement; thence turn an angle to the left of 90 degrees from said right-of-way and run in a Northeasterly direction a distance of 270.62 feet to a point; thence turn an angle to the right of 90 degrees and run a distance of 20 feet to the South line of said easement, also being on the South line of a gravel drive, currently in place; thence turn an angle to the right and run in a Southwesterly direction a distance of 270.62 feet to a point 20 feet South of the Point of Beginning, thence run Northerly 20 feet to the Point of Beginning.

Inst # 1994-25967

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