

SEND TAX NOTICE TO:

(Name) Jock Efferson

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - 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 ----- DOLLARS

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

James R. Efferson and wife, Mavis A. Efferson

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

Inst # 1998-23271

Jock R. Efferson and Tina Efferson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

06/24/1998-23271
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 02, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the west side of said 1/4-1/4 line for 497.79 feet; thence turn an angle of 91 degrees 14 minutes 51 seconds to the left and run Easterly for 262.90 feet; thence turn an angle of 07 degrees 46 minutes 07 seconds to the right and run Southeasterly for 529.60 feet; thence turn an angle of 83 degrees 46 minutes 11 seconds to the right and run Southerly for 77.27 feet to the Point of Beginning of the parcel herein described; thence continue Southerly along the last described course for 395.68 feet to a point on the northwest right of way of Shelby County Road #11; thence turn an angle of 29 degrees 27 minutes 20 seconds to the right and run Southwesterly along the said R.O.W. for 28.61 feet; thence turn an angle of 111 degrees 46 minutes 25 seconds to the right and run Northwesterly for 376.74 feet; thence turn an angle of 101 degrees 51 minutes 48 seconds to the right and run Northeasterly for 280.33 feet to the Point of Beginning.

According to the survey of Olden G. Webb, III, dated June 16, 1998.

Subject to restrictions, easements and rights of way 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, 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 hand(s) and seal(s), this 23

day of June, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

James R. Efferson (Seal)
Mavis A. Efferson (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Efferson and Mavis A. Efferson 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 23 day of June, A. D., 19 98

[Signature]
Notary Public