

This instrument was prepared by

(Name) Lloyd E. Clayton 4543

(Address) 527 Frank Nelson Building

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Virgil Kitson III and wife, Donna W. Kitson

(herein referred to as grantors) do grant, bargain, sell and convey unto James R. Efferson and wife,
Mavis A. 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 Shelby County, Alabama to-wit:

From the S. W. Cor. of the S. E. 1/4, of the N. E. 1/4, of
Section 2. Tsp. 20 South range 2 West run Northerly along the
West line of said 1/4, 1/4 Section 328.65', thence turn right
an angle of 68°00' and run Northeasterly 329.79' to point of
beginning of land herein described; thence turn right an angle
of 90°00' and run Southeasterly 85.19', thence turn left an
angle of 90°00' and run Northeasterly 242.89', thence turn left
an angle of 90°00' and run Northwesterly 205.06', thence turn
left an angle of 90°00' and run Southwesterly 242.89', thence
turn left an angle of 90°00' and run Southeasterly 119.87' to
point of beginning, This being a part of the S. E. 1/4, of the
N. E. 1/4, of Section 2 Tsp. 20 South range 2 West, and being
1.14 acres more or less.

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19740402000015320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/02/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR -2 AM 11:59
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Johnson
JUDGE OF PROBATE

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,
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 1
day of April, 19 74.

WITNESS:

(Seal) Virgil Kitson III (Seal)
(Seal) Donna W. Kitson (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Virginia Johnson, a Notary Public in and for said County, in said State,
hereby certify that Virgil Kitson III, and wife, Donna W. Kitson
whose name s 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 1 day of April A. D., 19 74

Virginia Johnson
Notary Public.