

This instrument was prepared by

(Name) Harrison and Conwill 4048  
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississ. Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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 consideration

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

Jimmie A. McCall and wife, Martha Nan McCall

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

James F. Jeffcoat and Sarah Jeffcoat

(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:

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 87 deg. 30 min. West along the South boundary of said quarter-quarter section for a distance of 229.83 feet to its point of intersection with the Northeast right of way line of U. S. 280 Highway; thence proceed North 56 deg. 20 min. West along the said North East right of way line for a distance of 703.99 feet; thence turn an angle of 90 deg. to the right and proceed North 33 deg. 40 min. East for a distance of 220.0 feet to the point of beginning. From this beginning point continue North 33 deg. 40 min. East for a distance of 200.0 feet; thence proceed North 56 deg. 20 min. West for a distance of 326.7 feet; thence turn an angle of 90 deg. to the left and proceed South 33 deg. 40 min. West for a distance of 200.0 feet; thence proceed South 56 deg. 20 min. East for a distance of 326.7 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains .50 acres.

BOOK 291 PAGE 835



19750422000019680 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/22/1975 12:00:00AM FILED/CERT

UCC FILE NUMBER OR  
BOOK & PAGE AS SHOWN ABOVE  
1975 APR 22 AM 10:10  
SHELBY COUNTY ALABAMA  
CLERK OF COURTS  
THIS INSTRUMENT WAS FILED  
JUL 1 1975  
Cora J. 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 12th day of April, 1975.

WITNESS:  
Mildred Lawrence (Seal)  
Cora J. Johnson (Seal)

Jimmie A. McCall (Seal)  
Martha Nan McCall (Seal)

STATE OF ALABAMA  
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmie A. McCall and wife, Martha Nan McCall 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 12th day of April, A. D. 1975

Mildred Lawrence  
Notary Public.