This Form Furnished b

This instrument was prepared by

(Name) Harrison, Conwill & Harrison
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-80
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

1200

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

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

That in consideration of Two Thousand and no/100---------- DOLLARS

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

Bertha N. Nivens, a widow

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

James R. Efferson, Jr. and Tajuana 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:

A parcel of land containing two (2) acres, more or less, in the SE¼ of the SE¼ of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 28, thence run West along the South line of said Section a distance of 709.07 feet; thence run North a distance of 426.14 feet to a point in Yellow Leaf Creek and the point of beginning; South 23 deg. 38 min. 17 sec. East a distance of 280.00 feet; thence run North 66 deg. 21 min. 43 sec. East a distance of 264.00 feet; thence run North 23 deg. 38 min. 17 sec. West a distance of 353.61 feet to a point in Yellow Leaf Creek; thence run Southwesterly along said creek 290 feet, more or less, to the point of beginning.

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19790928000126440 1/1 $.00
Shelby Cnty Judge of Probate, AL
09/28/1979 12:00:00AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 25th day of September, 19 79.

WITNESS:

(Seal) Bertha N. Nivens (Seal)
Bertha N. Nivens

SEP 28 PM 1:34

Rec. 2.00
Tax 1.50
Int. 1.00
4.50

(Seal) (Seal)

(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, H. L. Conwill, a Notary Public in and for said County, in said State, hereby certify that Bertha N. Nivens, a widow 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 25th day of September, A. D., 19 79.

H. L. Conwill
Notary Public.

Form ALA-31

HARRISON and CONWILL