

This instrument was prepared by

865

(Name) Mark W. Lee

500 ME

(Address) 725 First Alabama Bank Building, B'ham, AL 35203

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 Dollar (\$1.00) and other good & valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Virgil Kitson, III, Donna Kitson, James R. Efferson, Mavis A. Efferson (herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Efferson & 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:

PARCEL 3 -6.98 ACRES - Begin at the N.W. Corner of the SE1/4 of the NE1/4 of Section 2, T-20-S, R-2-W and run Southerly along the west side of the said quarter-quarter line for 497.79 ft., then turn an angle of 91 deg 14 min 51 sec to the left and run Easterly for 262.90 ft. to the point of beginning. Then turn an angle of 7 deg 16 min 07 sec to the right and run Southeasterly for 529.60 ft., then turn an angle of 83 deg 46 min 11 sec to the right and run Southerly for 472.95 ft. to a point on the Northwest right of way of Shelby County Road No. 11, then turn an angle of 29 Deg 27 min 20 sec to the right and run Southwesterly along the said R.O.W. for 274.28 ft. to a concrete right of way marker then turn an angle of 95 deg 21 min 51 sec to the right and run Northwesterly for 164.35 ft., then turn an angle of 11 deg 08 min 41 sec to the right and run Northwesterly for 199.34 ft., then turn an angle of 17 deg 17 min 20 sec to the 48 deg 54 min 21 sec to the left and run Northwesterly for 45.00 ft., then turn an angle of 85 deg 10 min 26 sec to the right and run Northerly for 68.66 ft., then turn an angle of 31 deg 45 min 13 sec to the left and run Northerly for 119.87 ft., then turn an angle of 23 deg 56 min 11 sec to the right and run Northerly for 274.54 ft. back to the point of beginning.

Also included with the above described land is the 20 ft. wide easement for access and degrees as shown on the map hereon.



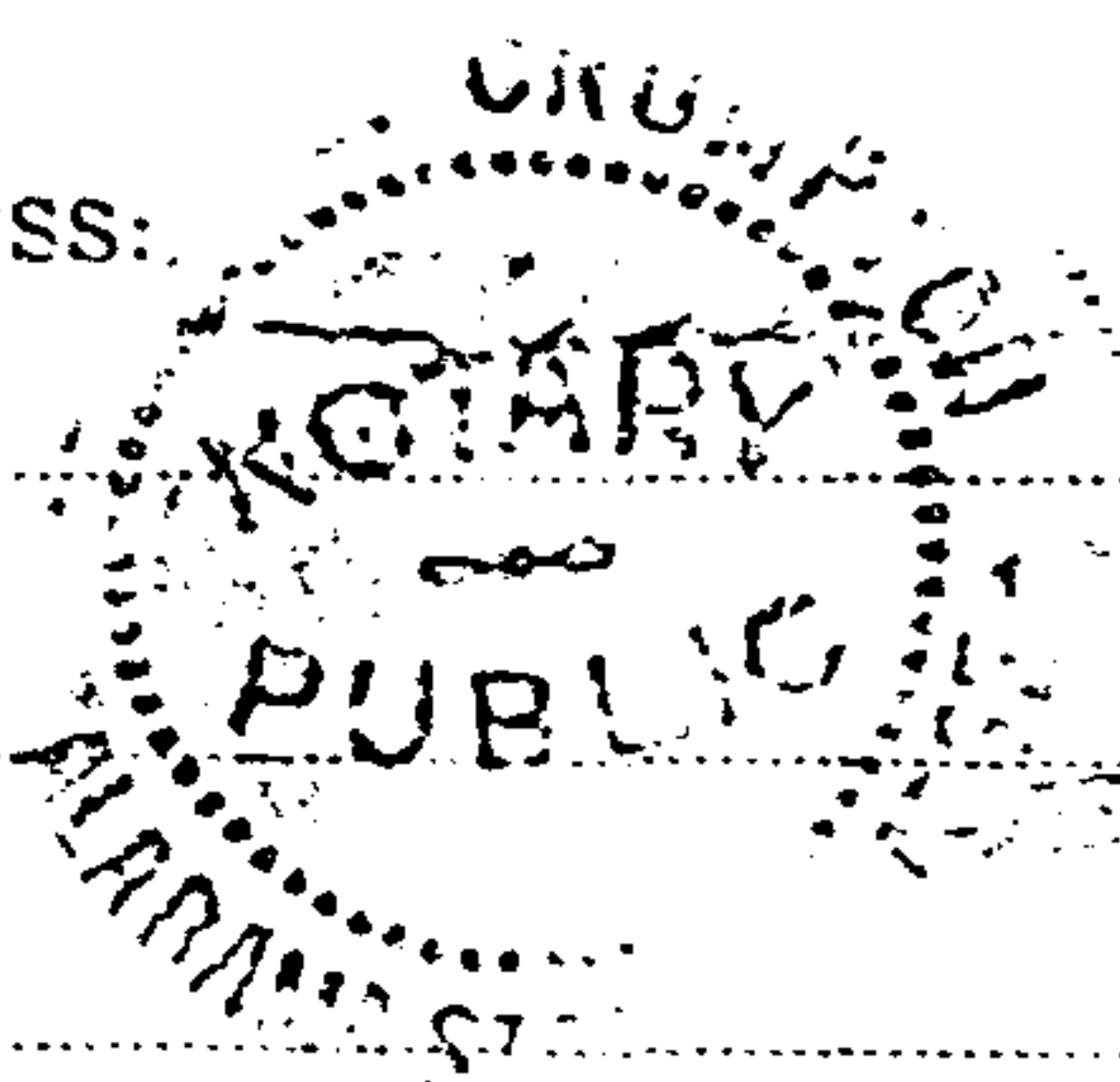
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Shelby Cnty Judge of Probate, AL
11/27/1979 12:00:00AM FILED/CERT

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, we have hereunto set our hand(s) and seal(s), this 1st day of October, 1979

WITNESS:



(Seal)

Virgil Kitson III

(Seal)

(Seal)

Donna Kitson

(Seal)

(Seal)

James R. Efferson

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Jewell Crumpton, a Notary Public in and for said County, in said State, hereby certify that Virgil Kitson, III, Donna Kitson, James R. Efferson & Mavis A. Efferson whose names have 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, A. D., 1979

James R. Efferson
11/27/79-99-A

Jewell Crumpton

Notary Public.