

This instrument was prepared by

(Name) Courtney H. Mason, Jr. <sup>12</sup>

(Address) 1442 Montgomery Highway



SEND TAX NOTICE TO:  
Wilfred C. Jeffers, Jr.  
2524 Titonka Road  
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Seventy-Five Thousand and no/100 DOLLARS

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

Jack D. Burgess, an unmarried man and Kathleen M. Burgess, an unmarried woman

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

Wilfred C. Jeffers, Jr. and wife, Jacqueline F. Jeffers

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

Shelby County, Alabama to-wit:

Lot 25 according to Indian Valley, Third Sector as recorded in  
Map Book 5, Page 97, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$67,500.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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~~ (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 21st day of June, 19 84.

WITNESS:

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT  
451-557  
1984 JUN 29 PM 6:19

deed tax - 7.50  
Rec 1.50  
10.00

Jack D. Burgess (Seal)  
Jack D. Burgess  
Kathleen M. Burgess (Seal)  
Kathleen M. Burgess

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack D. Burgess, an unmarried man and Kathleen M. Burgess, an unmarried woman 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 21st day of June, A. D., 19 84