

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

Karen R. Joines and wife, Ann H. Joines

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

✓ Tony Jeffries and Brenda Jeffries

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

Shelby

County, Alabama to-wit:

Beginning at the Southeast corner of what is known as the J.O. Gorman Store lot, upon which is situated the store house occupied by him in 1940 and in which he operated a mercantile business, which lot and store house is situated on the West side of what is known as Sterrett Road or Street, and which point of beginning is on or in the Western margin of said Street, running thence in a Southerly direction along the Western margin or line of said Street 24 feet to what is known as the Dr. J.W. Arthur store lot, upon which is situated a brick building; thence in a Westerly direction along the Northern margin of said Dr. J.W. Arthur store house lot, 74 feet, more or less, to the Northern margin of the right-of-way of the Central of Georgia Railway Company; thence in a Northwesterly direction along said Northern margin of the right-of-way of said Central of Georgia Railway Company, 36 feet, more or less, to a point where the Northern margin of said right-of-way intersects an extension of the Southern boundary line of the J.O. Gorman store lot; thence in an Easterly direction along the Southern boundary line of the J.O. Gorman store lot 97 feet, more or less, to the point of beginning. The lot herein described is bounded on the North by the J.O. Gorman store lot; on the East by Sterrett Street; on the South by Dr. J.W. Arthur's store lot, and on the West by the Northern margin of the Central of Georgia Railway right-of-way, and which lot is situated in the Town of Vincent, Alabama.

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 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.

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IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 25th

day of May, 19 84.

WITNESS:

STATE OF ALABAMA (Seal)

I CERTIFY THAT THIS INSTRUMENT IS TRUE (Seal)

1984 OCT 10 PM 1:10 (Seal)

Karen R. Joines (Seal)
Karen R. Joines

Ann H. Joines (Seal)
Ann H. Joines

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Karen R. Joines and wife, Ann H. Joines

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 25th day of May, A. D., 19 84

RECORDING FEES

Form 31-A

Mortgage Tax \$

Deed Tax 11.00

Mineral Tax

Recording Fee 2.50

Index Fee 1.00

Yvonne Notary Public
My Commission Expires March 10, 1985
Rt 2 Box 199
Vincent, AL 35178