

2125

SEND TAX NOTICE TO:

(Name) John R. Jeffcoat  
5010 Stratford Road  
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 5/82  
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One Hundred Seventy-Four Thousand, Five Hundred (\$174,500.00)----DOLLARS

to the undersigned grantor, D. L. Acton Building Co., Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

John R. Jeffcoat and wife, Emily C. Jeffcoat  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 56, according to the Map of MEADOW BROOK, FIFTH SECTOR, FIRST PHASE, as  
recorded in Map Book 8, Page 109, in the Probate Office of Shelby County,  
Alabama.

Subject to:

1. Taxes for 1986 and subsequent years.
2. Restrictive covenants and conditions recorded in Misc. Book 50, Page 828, and  
in Misc. Book 50, Page 948, in Probate Office.
3. 35-foot building set back line from Stratford Road as shown on recorded map.
4. 15-foot utility easement over the Northwest side of said lot as shown on  
recorded map.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 324,  
Pages 460 and 470, and in Deed Book 349, Page 802.
6. Easements regarding underground cables, recorded in Misc. Book 52, Page 197.
7. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880,  
and in Misc. Book 52, Page 193, in Probate Office.
8. Title to minerals underlying caption lands with mining rights and privileges  
belonging thereto.

\$100,000.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Douglas L. Acton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August 19 86.

ATTEST: 1. Mig. Tax 74.50  
2. Recording Fee 2.50  
3. Indexing Fee 1.00  
TOTAL 78.00

STATE OF ALABAMA }  
COUNTY OF SHELBY } 1986 AUG 29 AM 10:55

By Douglas L. Acton President

I, the undersigned authority, Douglas L. Acton  
State, hereby certify that Douglas L. Acton  
whose name as President of D.L. Acton Building Co., Inc.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29th day of August 19 86.

BOOK 088 PAGE 280

