

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. James Earl Jackson, III  
 Route 1, Box 191  
 (Address) Harpersville, Alabama 35078

This instrument was prepared by

(Name) Ann Z. Arnold, Attorney  
 90 Bagby Drive, Suite 200  
 (Address) Birmingham, Alabama 35209

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
 Donald Creed Lackey, a married man, and Wilma June Lackey Baker,  
 a married woman, as Co-Executors of the Estate of James Washington Lackey, in Shelby County Probate Case No. 25-263  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

James Earl Jackson, III and wife, Rhonda K. Jackson

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

Shelby County, Alabama to-wit:

A parcel of land situated in the South 10 acres of the North 20 acres of the NW-1/4 of the NW-1/4 of Section 29, Township 19 South, Range 2 East. Commence at the SW corner of the above said 1/4-1/4 and in an Easterly direction along the South line of said 1/4-1/4 run a distance of 1240.8 feet, thence turn an angle of 90° 24' to the left for a distance of 890.66 feet to the point of beginning; thence, continue along the same said course for a distance of 100.0 feet; thence, turn an angle of 89° 36' to the left for a distance of 400.00 feet; thence, turn an angle of 90° 24' to the left for a distance of 100.0 feet; thence turn an angle of 89° 36' to the left for a distance of 400.0 feet to the point of beginning.

46

PAGE

110

\$25,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described herein constitutes no part of homestead of the grantors herein.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 6th

day of March, 1987.

WITNESS:

STATE OF ALABAMA

INSTRUMENT NO. 110

(Seal)

(Seal)