

COPY

FURNISHED BY: CAMBRIDGE TITLE AGENCY, INC. BIRMINGHAM, ALABAMA 35209

THIS INSTRUMENT PREPARED BY:

TAX ASSESSOR'S NOTE: For assessment purposes
assess in name of grantee(s) at:

S. KENT STEWART
STEWART AND ASSOCIATES
2700 HIGHWAY 280 SOUTH, 2ND FLOOR
BIRMINGHAM, ALABAMA 35223

1767

I hereby certify this is a true and exact
copy of the original instrument that it
purports to be.

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CORPORATION STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

[Signature]
Closing Agent

KNOWN ALL MEN BY THESE PRESENTS, That in consideration of SIXTY SIX THOUSAND EIGHT HUNDRED AND NO/100 (\$66,800.00) to the undersigned grantor(s), FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a corporation in hand paid by JAMES RUSSELL EFFERSON AND WIFE, MAVIS A EFFERSON hereinafter referred to as grantee(s) the receipt whereof is hereby acknowledged, the said grantor(s) do hereby grant, bargain, sell and convey unto the said grantee(s), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them if fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED.

TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA does for itself, its successors and/or assigns, covenant with the said GRANTEE(S), their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), that it has a good right to sell and convey the same aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA by its Vice President, Emily P. Bridges, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of December, 1987.

BY:

Emily P. Bridges
Vice Pres.

ATTEST:

Maria C. Caldwell
SECRETARY (Assistant)

STATE OF SOUTH CAROLINA)

CORPORATE ACKNOWLEDGMENT

COUNTY OF GREENVILLE)

I, the undersigned, a Notary Public in and for said State and said County, hereby certify that Emily P. Bridges whose name(s) as Vice President of the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a Corporation is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such office and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal on this 11th day of December, 1987.

[Signature]
Notary Public

My commission expires: 01-29-97

MY COMMISSION EXPIRES 1-29-1997

LEGAL DESCRIPTION:

Begin at the S.W. corner of the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West, and run Northerly along the West side of the said quarter-quarter for 195.00 feet to the point of beginning. Then continue along the last described course for 612.62 feet, then turn an angle of 88 degrees 45 minutes 09 seconds to the right and run Easterly for 262.90 feet, then turn an angle of 92 degrees 44 minutes 02 seconds to the right and run Southerly for 247.54 feet, then turn an angle of 23 degrees 56 minutes 11 seconds to the left and run Southeasterly for 57.87 feet, then turn an angle of 87 degrees 10 minutes 38 seconds to the right and run Westerly for 91.69 feet, then turn an angle of 65 degrees 10 minutes 38 seconds to the left and run Southerly for 82.69 feet, then turn an angle of 75 degrees 25 minutes 13 seconds to the left and run Southeasterly along the Northeast side of the property herein described and along the Southwest side of a 20-foot wide easement for access and egress included with the herein described property for 128.68 feet, then turn an angle of 48 degrees 54 minutes 52 seconds to the right and run Southeasterly along the Northeast property line and the Southwest side of the said 20-foot wide easement for 100.13 feet, then turn an angle of 17 degrees 17 minutes 20 seconds to the left and run 206.36 feet, then turn an angle of 11 degrees 08 minutes 41 seconds to the left and run Southeasterly for 166.29 feet to a point on the Northwest right-of-way of Shelby County Road No. 11, then turn an angle to the right and run Southwesterly through a central angle of 9 degrees 58 minutes 04 seconds for 277.81 feet (radius of 1596.86 feet) along the said right-of-way (angle to the 277.46 feet chord of 84 degrees 15 minutes 01 seconds right), then turn an angle from the 277.46 feet, chord of 83 degrees 58 minutes 06 seconds to the right and run Northwesterly for 403.75 feet, to a point on the South side of the SE 1/4 of the NE 1/4 of Section 2, then turn an angle of 61 degrees 03 minutes 43 seconds to the right and run Northerly for 195.00 feet, then turn an angle of 88 degrees 10 minutes 54 seconds to the left and run Westerly for 135.00 feet back to the point of beginning.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 29 AM 9:52

Thomas W. [Signature]
JUDGE OF PROBATE

1. Doc. Tax	\$ 67.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	73.00