

Send Tax Notice To:
J. PHILLIP LAFFERTY
316 Alsan Forest
Harpersville, AL. 35078



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) JAMES A. HOLLIMAN ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

3144

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-ONE THOUSAND FIVE AND NO/100----- DOLLARS
(\$121,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JIMMY MULVANEY, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
J. PHILLIP LAFFERTY

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

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein, for the complete legal description of the property described herein.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$111,750.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

BOOK 348 PAGE 03

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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd
day of June, 19 91

WITNESS:

(Seal) Jimmy Mulvaney (Seal)
JIMMY MULVANEY

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JIMMY MULVANEY, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June A.D., 19 91

My Commission Expires: 8-19-94

John R. Hall

EXHIBIT "A"

Parcel II

Commence at a concrete monument at the SW corner of the SW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 1 East; thence run North 85 deg. 09 min. 24 sec. East along the South line of said 1/4 1/4 Section for a distance of 925.53 feet; thence run North 85 deg. 09 min. 24 sec. East for a distance of 700.0 feet to the Westerly right of way of County Road #55 said point being on a curve to the right having a central angle of 7 deg. 47 min. 36 sec. and a radius of 118.0 feet and a chord bearing of North 12 deg. 15 min. 54 sec. West; thence run along the arc of said curve for a distance of 16.05 feet; thence run North 08 deg. 22 min. 08 sec. West for a distance of 222.75 feet to the point of beginning of a curve to the right having a central angle of 8 deg. 27 min. 40 sec. and a radius of 948.42 feet and a chord bearing of North 04 deg. 08 min. 13 sec. West; thence run along the arc of said curve for a distance of 140.06 feet; thence leaving said right of way run North 84 deg. 09 min. 26 sec. West for a distance of 182.07 feet; thence run South 86 deg. 23 min. 41 sec. West for a distance of 191.46 feet; thence run South 59 deg. 25 min. 21 sec. West for a distance of 350.37 feet; thence run South 04 deg. 50 min. 36 sec. East for a distance of 263.92 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 348 PAGE 04

| | |
|------------------|--------------|
| 1. Deed Tax | 10.00 |
| 2. Map Tax | 3.00 |
| 3. Recording Fee | 3.00 |
| 4. Interest | 1.00 |
| 5. Notary Fee | 1.00 |
| 6. Certified | 1.00 |
| Total | 19.00 |

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

91 JUN 13 AM 11:07

James H. [Signature]
JUDGE OF PROBATE