

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

James T. Jeffers  
104 Chase Plantation Parkway  
Birmingham, AL 35226

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$100,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, WILLIAM C. CALDWELL, an unmarried man, (herein referred to as Grantors) do grant, bargain, sell and convey unto JAMES T. JEFFERS AND MINA D. JEFFERS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 48, according to the Sursvey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 47 A & B, in the Probate Office of Jefferson County, Alabama. Mineral and mining rights excepted.

BOOK 375 PAGE 900

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$98,402.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 25th day of September, 1991.

William C. Caldwell  
WILLIAM C. CALDWELL

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM C. CALDWELL, 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 the 25 th day of September, 1991.

Frank K. Bynum  
Notary Public

My Commission Expires: 11/20/92

zjeffers.txt

NOTARIAL CERTIFICATE  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 DEC -4 PM 12:02

JUDGE OF PROBATE

1. Deed Tax	\$2.50
2. Mig. Tax	\$2.50
3. Recording Fee	\$3.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$9.00

