

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher
2121 Highland Avenue
Birmingham, Alabama 35205

James M. Jefferson
Mary B. Jefferson
105 Cheshire Lane
Pelham, Alabama 35124

Inst # 1993-34180

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$200,000.00 to the undersigned GRANTOR, RAY BAILEY CONSTRUCTION CO., INC., an Alabama corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES M. JEFFERSON and MARY B. JEFFERSON, 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 24, according to the survey of Cheshire Subdivision as recorded in Map Book 16, Page 93 in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

(1) Restrictive covenants as recorded in Instrument No. 1992-27996 in the Probate Office; (2) General permits and rights of record; (3) Title to minerals underlying caption land with mining rights and privileges belonging thereto; (4) 40 foot building set back line from Cheshire Lane as shown on recorded map of subdivision in the Probate Office of Shelby County, Alabama.

Also subject to current state, county and city taxes.

TO HAVE AND TO HOLD to 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 it 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; that it will and its successors and assigns 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, the said GRANTOR, has hereto set its signature and seal, this 27th day of October, 1993.

RAY BAILEY CONSTRUCTION CO., INC.

Ray Bailey

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray Bailey, whose name as President of Ray Bailey Construction Co., Inc., an Alabama 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 President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27th day of October, 1993.

Walter Fletcher
Notary Public

c:JEFF-DED

\$170,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

11/01/1993-34180
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50