

This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East  
Suite 290E  
Birmingham, Alabama 35223

Send Tax Notice to:  
Yellowleaf Estates, Inc.  
2232 Cahaba Valley Dr.  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

21,000<sup>00</sup>

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more) **JAMES R. EFFERSON, SR. and wife, MAVIS A. EFFERSON**, in hand paid by Grantee herein, the receipt of which is hereby acknowledged, I or we, grant, bargain, sell and convey unto **YELLOWLEAF ESTATES, INC.**, its successors and assigns (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

The property referred to in this deed is described in Exhibit "A" attached hereto and incorporated and made part of this deed by reference.

The above property is conveyed subject to:

- (1) Ad Valorem taxes for the year 1994 which are a lien but are not due and payable October 1, 1994.
- (2) Existing easements, restrictions, set-back lines and limitations of record.

\$ ALL of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. Inst # 25549

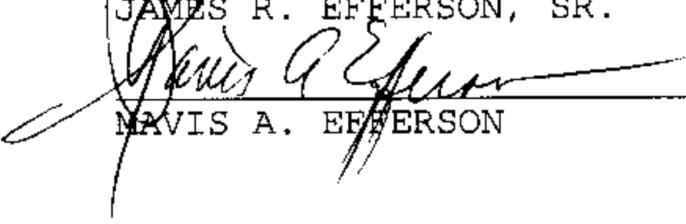
**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its successors 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, its successors and assigns forever.

**IN WITNESS WHEREOF**, we have hereunto set our hand(s) and seal(s), this 15th day of August, 1994.

GRANTORS:

  
\_\_\_\_\_  
JAMES R. EFFERSON, SR.

  
\_\_\_\_\_  
MAVIS A. EFFERSON

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1994-25552

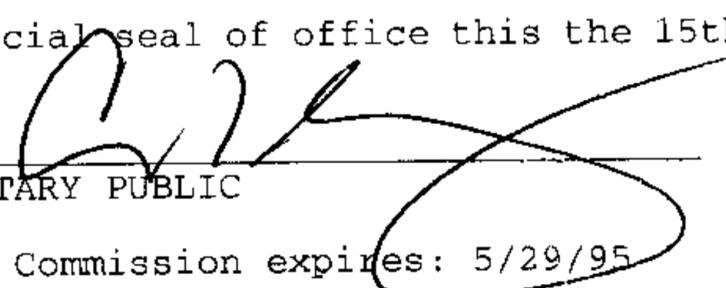
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04:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCD 14.50

Inst # 1994-25552

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that JAMES R. EFFERSON and wife, MAVIS A. EFFERSON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, they, as such officer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 15th day of August, 1994

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: 5/29/95

EXHIBIT "A"

Parcel I

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument locally accepted to be the Southeast corner of said Section 27, thence run South 89 deg. 02 min. 41 sec. West along the South line of said Section 27 for a distance of 5,302.18 feet to a 2 inch open top iron locally accepted to be the Southwest corner of said Section 27; thence run North 89 deg. 02 min. 41 sec. East along the South line of said Section 27 for a distance of 121.63 feet to the point of beginning; thence turn an angle to the left of 34 deg. 10 min. 47 sec. and run North 54 deg. 51 min. 54 sec. East for a distance of 525.35 feet to a point; thence turn an angle to the right of 17 deg. 47 min. 36 sec. and run North 72 deg. 39 min. 30 sec. East for a distance of 100.55 feet to a point; thence turn an angle to the right of 7 deg. 26 min. 55 sec. and run North 80 deg. 06 min. 25 sec. East for a distance of 142.80 feet to a point; thence turn an angle to the right of 26 deg. 01 min. 37 sec. and run South 73 deg. 51 min. 58 sec. East for a distance of 74.09 feet to a point; thence turn

an angle to the right of 9 deg. 17 min. 22 sec. and run South 64 deg. 34 min. 36 sec. East for a distance of 74.09 feet to a point; thence turn an angle to the right of 27 deg. 51 min. 29 sec. and run South 36 deg. 43 min. 07 sec. East for a distance of 37.20 feet to a point; thence turn an angle to the right of 17 deg. 25 min. 42 sec. and run South 19 deg. 17 min. 25 sec. East for a distance of 92.04 feet to a point; thence turn an angle to the right of 87 deg. 51 min. 13 sec. and run South 68 deg. 33 min. 48 sec. West for a distance of 109.46 feet to a point; thence turn an angle to the right of 29 deg. 41 min. 28 sec. and run North 81 deg. 44 min. 44 sec. West for a distance of 56.23 feet to a point on a curve to the right having a radial bearing in of North 77 deg. 02 min. 19 sec. West a central angle of 119 deg. 51 min. 08 sec. and a radius of 66.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 138.06 feet to a point on a reverse curve to the left having a radial bearing in of South 42 deg. 48 min. 49 sec. West and a central angle of 77 deg. 56 min. 55 sec. and a radius of 25.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 34.01 feet to a point; thence run tangent to last stated curve South 54 deg. 51 min. 54 sec. West for a distance of 127.86 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run South 35 deg. 08 min. 06 sec. East for a distance of 52.16 feet to a point on the South line of said Section 27; thence turn an angle to the right of 124 deg. 10 min. 47 sec. and run South 89 deg. 02 min. 41 sec. West for a distance of 484.45 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1994-25552# 25549

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