

This instrument was prepared by:
Shelly Moss
Attorney at Law
4 Office Park Circle, Suite 101A
Birmingham, Alabama 35223

Send tax notice to:

Jimmy Shirley
6895 Old Highway 280
Starratt, Al 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Fourteen Thousand, Eight Hundred and 00/100 -----(\$14,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alma W. Price, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Shirley and Debbie Shirley

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

From the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 30 Township 19 South, Range 1 East, run eastwardly along the South line of Said Quarter-Quarter a distance of 734.59 feet; thence left 92 deg. 17 min. 45 sec. a distance of 250.93 feet to the point of beginning; thence continue northwardly in a straight line a distance of 390.0 feet; thence right 109 deg. 30 min. a distance of 300.0 feet; thence right 70 deg. 30 min. a distance of 390 feet; thence right 109 deg. 30 min. a distance of 300 feet to the point of beginning herein described.

Also to include a 40 foot easement for ingress and egress with the West Line of said easement beginning at the Northwest corner of Said Property and running northwardly along the northwardly projection of the West line of said property a distance of 1062.0 feet to the South Right of way of old U.S.Highway No. 280.

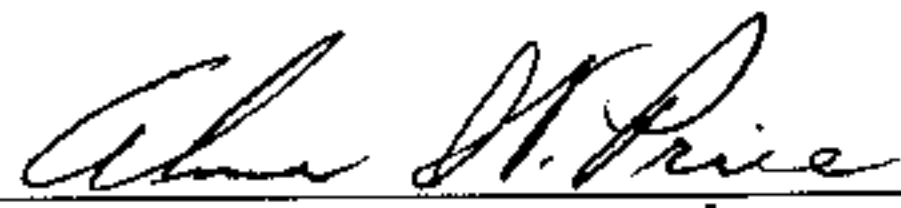
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 (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 (We) have set my (Our) hand(s) and seal(s), this 7th day of February, 1995.

WITNESS:

_____(Seal)


Alma W. Price (Seal)
Inst # 1995-03916

_____(Seal)

_____(Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

02/13/1995-03916
02:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Alma W. Price ~~and~~ whose name is (are) 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 (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February A.D., 1995.


notary public SHELLEY MOSS
MY COMMISSION EXPIRES 11-5-97

Inst # 1995-03916