

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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FAX 988-5905

This instrument was prepared by:

(Name) Holliman, Shockley
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) JEFFERY W. GAFNEA & NATALIE A. GAFNEA
(Address) 1200 Broken Bow Circle
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seven Thousand Four Hundred Fifty and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
RODGER D. MAGNESS, a single man
(herein referred to as grantors), do grant, bargain, sell and convey unto

JEFFERY W. GAFNEA and wife, NATALIE A. GAFNEA
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 52, according to the Map and Survey of Navajo Hills, 7th Sector, as recorded
in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 102,050.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1995-14870

06/07/1995-14870
02:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 14.00

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 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 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 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 30th
day of May, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)



RODGER D. MAGNESS

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that RODGER D. MAGNESS, A SINGLE 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 30th day of May, A.D., 19 95.

My Commission Expires: 8-29-98

Notary Public