

SEND TAX NOTICE TO:

(Name) RICHARD and JANICE DAFFRON
(Address) 160 Mimosa Road
Leeds, Alabama 35094

This instrument was prepared by

(Name) J. N. HOLT of Holt, Cooper & Upshaw
(Address) 205 North 20th Street, Suite 1020
Birmingham, Alabama 35203
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) DOLLARS
and the love and affection grantors have for grantees
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MARLIN L. HARRIS and wife, MARY SUE HARRIS,

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

RICHARD DAFFRON and wife, JANICE DAFFRON,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A part of the Southwest 1/4, of the Southwest 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of said Section 33; Thence run North along the west line of said 1/4, 1/4 251.69 feet to a point on the centerline of Shelby County, Hwy 101; Thence angle right 61° 00' 10" and run Northeasterly along said centerline 408.98 feet to the point of curvature of a 4 degree curve to the left (concave Northwesterly) Thence angle left 8° 52' and run 441.61 feet (chord) to a point on said centerline; Thence angle left 98° 52' and run 40.0 feet to the Northwesterly right of way line of said Hwy 101 and point of beginning; Thence continue 249.18 feet; Thence angle right 90° 00' and run 236.33 feet; Thence angle right 119° 02' 40" and run 280.94 feet to a point on the Northwesterly right of way line of said Hwy 101; Thence angle right 58° 53' 50" (to chord) and run Southwesterly along said right of way 100' to point of beginning, said parcel containing 0.96 acres, more or less.

This conveyance is made subject to the following, to-wit:

- 1. Easements and restrictive covenants of record.
- 2. Minerals and mining rights and privileges as heretofore conveyed or reserved.
- 3. Ad valorem taxes.

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, we have hereunto set have handle(s) and seal(s), this 1st day of February, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Marlin L. Harris (Seal)
MARLIN L. HARRIS
Mary Sue Harris (Seal)
MARY SUE HARRIS

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARLIN L. HARRIS and wife, MARY SUE HARRIS, whose name(s) 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of February, A.D., 19 96
Josephine A. Spencer
Notary Public