

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
JAMES T. DAFFRON, III  
KATHIE DAFFRON  
6011 Chelsea Road  
Columbiana, AL 35051

Inst # 1996-18944

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Warranty Deed/UTMROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED EIGHTY THOUSAND DOLLARS AND NO/100's (\$280,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JERRY KIRKLAND and wife, LANNETTE M. KIRKLAND, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto JAMES T. DAFFRON, III and KATHIE DAFFRON (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: From the Southwest corner of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described lot, run thence East along the South boundary of said Section 23 a distance of 607.96 feet to a point on the West boundary of Co. Hwy. #47 (80.0 Foot right of way); thence turn 78 degrees 06 minutes 22 seconds left and run 25.55 feet along said Hwy. boundary; thence turn 101 degrees 53 minutes 38 seconds left and run 354.39 feet; thence turn 95 degrees 31 minutes 02 seconds right and run 244.99 feet; thence turn 86 degrees 48 minutes 18 seconds left and run 282.01 feet to a point on the West boundary of aforementioned Section 23; thence turn 98 degrees 02 minutes 30 seconds left and run 311.60 feet to the point of beginning of herein described lot; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 250,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 18 day of May, 1996.

  
JERRY KIRKLAND

  
LANNETTE M. KIRKLAND

06/11/1996-18944  
11:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 41.00

STATE OF ALABAMA)  
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JERRY KIRKLAND, whose name os 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 18 day of May, 1996.

[Signature]  
Notary Public

AFFIX SEAL

My Commission Expires: 4-12-99

STATE OF ALABAMA)  
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LANNETTE M KIRKLAND, whose name os 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 18 day of May, 1996.

[Signature]  
Notary Public

AFFIX SEAL

My Commission Expires: 4-12-99

Inst # 1996-18944

06/11/1996-18944  
11:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR NEL \$1.00