

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

Phillip Lafferty
316 Aslan Forest
Harpersville, AL 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-Five Thousand Twenty-Five and no/100 Dollars (\$25,025.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

IVY S. EVANS, A WIDOWED WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

PHILLIP LAFFERTY AND CINDY K. LAFFERTY

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject to all easements, restrictions, and rights-of-way of record.

Subject to ad valorem taxes for the current year and thereafter.

NOTE: ^{1st} Ivy S. Evans is the surviving Grantee of that certain deed recorded in Volume 218, Page 720; the other Grantee, H.R. Evans, having died on or about the 17th day of August, 1996.

TO HAVE AND TO HOLD, the same unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 hereunto set my (our) hand(s) and seal(s) this 28th day of July, 1997.

Ivy S. Evans
IVY S. EVANS

07/31/1997-24084
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

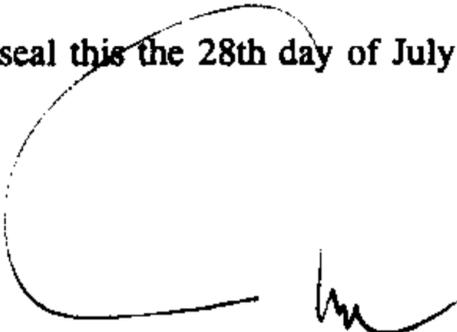
Inst # 1997-24084

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Ivy S. Evans, a widowed woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28th day of July, 1997.



Notary Public

MY COMMISSION EXPIRES: 2/23/00

EXHIBIT "A"

Begin at the NW corner of the NW 1/4 of the SW 1/4 of Section 33, Township 19 South, Range 1 East; thence run North 89 degrees 54 minutes 08 seconds East along the North line thereof for a distance of 1624.63 feet to the Westerly right of way of County Road No. 55 (80' right of way), said point being on a curve to the right having a central angle of 02 degrees 27 minutes 09 seconds and a radius of 2580.83 feet and a chord bearing of South 02 degrees 58 minutes 13 seconds East; thence run along the arc of said curve for a distance of 110.47 feet to the point of intersection with the Northerly right of way of County Road No. 450; thence run South 87 degrees 31 minutes 24 seconds West for a distance of 58.70 feet to the point of beginning of a curve to the right having a central angle of 01 degrees 52 minutes 37 seconds and a radius of 970.00 feet and a chord bearing of South 88 degrees 27 minutes 43 seconds West; thence run along the arc of said curve for a distance of 31.78 feet; thence run south 89 degrees 24 minutes 02 seconds West for a distance of 51.27 feet to the point of beginning of a curve to the left having a central angle of 11 degrees 34 minutes 31 seconds and a radius of 730.00 feet and a chord bearing of South 83 degrees 36 minutes 46 seconds West; thence run along the arc of said curve for a distance of 147.48 feet; thence run South 77 degrees 49 minutes 30 seconds West for a distance of 154.15 feet to the point of beginning of a curve to the left having a central angle of 01 degrees 30 minutes 11 seconds and a radius of 2030.00 feet and a chord bearing of South 77 degrees 04 minutes 25 seconds West; thence run along the arc of said curve for a distance of 53.26 feet; thence run South 76 degrees 19 minutes 19 seconds West for a distance of 221.37 feet to the point of beginning of a curve to the right having a central angle of 34 degrees 57 minutes 23 seconds and a radius of 220.00 feet and a chord bearing of North 86 degrees 12 minutes 00 seconds West; thence run along the arc of said curve for a distance of 134.22 feet; thence run North 68 degrees 43 minutes 18 seconds West for a distance of 38.79 feet to the point of beginning of a curve to the left having a central angle of 34 degrees 05 minutes 32 seconds and a radius of 280.00 feet and a chord bearing of North 85 degrees 46 minutes 04 seconds West; thence run along the arc of said curve for a distance of 166.61 feet;

thence run South 77 degrees 11 minutes 10 seconds West for a distance of 52.84 feet to the point of beginning of a curve to the right having a central angle of 10 degrees 41 minutes 21 seconds and a radius of 970.00 feet and a chord bearing of South 82 degrees 31 minutes 51 seconds West; thence run along the arc of said curve for a distance of 180.96 feet; thence run South 87 degrees 52 minutes 31 seconds West for a distance of 180.62 feet to the point of beginning of a curve to the left having a central angle of 06 degrees 45 minutes 18 seconds and a radius of 1030.00 and a chord bearing of South 84 degrees 29 minutes 52 seconds West; thence run along the arc of said curve for a distance of 121.43 feet; thence run South 81 degrees 07 minutes 13 seconds West for a distance of 72.62 feet; thence run south 78 degrees 39 minutes 08 seconds West for a distance of 5.61 feet to the West line of said 1/4-1/4 section; thence run North 03 degrees 38 minutes 43 seconds West for a distance of 256.03 feet to the point of beginning.

Minerals and mining rights excepted.

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SHELBY COUNTY JUDGE OF PROBATE
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