

Prepared by:
Ray F. Robbins, II
P. O. Box 479
Talladega, AL. 35161

GRANTEES' ADDRESS:

Inst # 1998-05128

STATE OF ALABAMA,
SHELBY COUNTY.

THIS INDENTURE, made and entered into on this the 31 day of January, 1998, by and between TONY G. JEFFRIES, an unmarried man, and ANN J. WHETHAM, an unmarried woman, herein referred to as Grantors, and ROGER P. JACOBS and wife, JANICE M. JACOBS, herein referred to as Grantees.

WITNESSETH: That the Grantors for and in consideration of Twenty-Six Thousand and No/100 (\$26,000.00) Dollars, cash in hand paid, the receipt of which is acknowledged, have this day given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey to Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, and run West along the Section line a distance of 1332.13 feet to a point; thence go South at a right angle to the last bearing 232 feet to a point; thence West parallel to the North line of said Section a distance of 529.19 feet to a point, being the point of beginning; thence continue along last described course a distance of 145.73 feet, more or less, to a point, being the Northeast corner of lot formerly owned by Tony G. Jeffries and Brenda K. Jeffries, which was foreclosed and was subsequently resold, this also being the Northeast corner of survey of Amos Corey, dated September 6, 1988; thence run Southerly parallel to the East line of said Section a distance of 180 feet; thence run in an Easterly direction parallel with the North line of said Section a distance of 145 feet, more or less, to a point being 180 feet due South of the point of beginning; thence run in a Northerly direction a distance of 180 feet to the point of beginning.

ALSO, an easement for ingress and egress more particularly described as follows:

Commence at the Northeast corner of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence run West along the Section line a distance of 1332.13 feet to a point; thence go South at a right angle to the last bearing 232 feet to a point; thence run Westerly parallel to the North line of said

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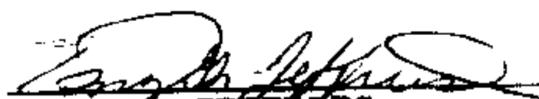
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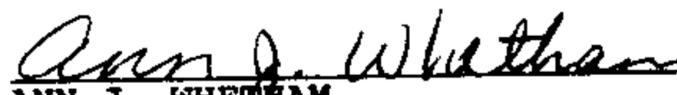
Section a distance of 954.92 feet to a point on the East right-of-way of Milam Road; thence run Southeasterly along said East right-of-way a distance of 220.22 feet to the point of beginning of herein described easement; thence turn an angle to the left of 90 degrees from said right-of-way and run in a Northeasterly direction a distance of 270.62 feet to a point; thence turn an angle to the right of 90 degrees and run a distance of 20 feet to the South line of said easement, also being on the South line of a gravel drive, currently in place; thence turn an angle to the right and run in a Southwesterly direction a distance of 270.62 feet to a point 20 feet South of the point of beginning; thence run Northerly 20 feet to the point of beginning.

TO HAVE AND TO HOLD, the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and that they will forever warrant and defend the title to the same and the possession thereof unto the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

 (SEAL)
TONY G. JEFFRIES

 (SEAL)
ANN J. WHETHAM

STATE OF ALABAMA,

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Tony G. Jeffries, an unmarried man, and Ann J. Whetham, an unmarried woman, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 1998.

 (SEAL)
NOTARY PUBLIC

NOTARY PUBLIC COMMISSION EXPIRES 12/31/2000

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