

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Brandi Efferson

(Address)

P.O. Box 1737
Alabaster AL 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Forty Thousand and no/100-----(\$40,000.00)

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

J. S. Keener and wife, Sheila Ann Keener

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

Brandi Efferson

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 80, as shown on map entitle "Property Line Map, Siluria Mills", as recorded in Map Book 5, page 10, in the Probate Office of Shelby County, Alabama being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of Strowd Avenue and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenue for 198.64 feet to the point of beginning; thence 90° 09' right and run Northeasterly for 170.00 feet; thence 78° 41' 55" left and run Northwesterly for 71.35 feet; thence 101° 18' 05" left and run Southwesterly for 184.17 feet to point on the Northerly right of way line of Strowd Avenue; thence 90° 09' left and run Southeasterly along said right of way line of Strowd Avenue for 70.00 feet to the point of beginning; being situated in the Southeast quarter of Southwest quarter of Section 2, Township 21 South, Range 3 West, said lot being known on Furman No. 80. Situated in Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever, 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 the said premises are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same; 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 our hands(s) and seal(s), this 10th

day of July, 1998

(Seal)

(Seal)

(Seal)

J. S. Keener

Sheila Ann Keener

J. S. Keener

(Seal)

(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 J. S. Keener and Sheila Ann Keener 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, A. D., 1998

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1998-26279

SHELBY COUNTY JUDGE OF PROBATE
07/10/98 PM CERTIFIED
1998-26279