

Inst # 1998-51406

12/23/1998-51406
03:12 PM CERTIFIED

This instrument was prepared by:
HAGER COMPANY, INC.
1825 D 12th Avenue
Bessemer, Alabama 35020

SHELBY COUNTY JUDGE OF PROBATE
Send Tax Notice to
DOE CRH 12.00

MELISSA JONES
316 ASLAN FOREST
HARPERSVILLE, ALABAMA
35078

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ONE THOUSAND DOLLARS AND NO/ 100 DOLLARS (\$1,000.00) to the undersigned grantor, (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, or we J. PHILLIP AND CINDY K. LAFFERTY (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto and MELISSA JONES AND M. THOMAS COLLINS (herein referred to as Grantees, whether one or more) for and during their joint lives as joint tenants 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, situated in Jefferson County, Alabama, to-wit:

COMMENCE 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 N 89 DEG 54'08"E ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 759.32' TO THE POINT OF BEGINNING; THENCE RUN S 03 DEG 38'43"W FOR A DISTANCE OF 199.78' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #450, SAID POINT ALSO BEING THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEG 11'29" AND A RADIUS OF 280.0' AND A CHORD BEARING OF S 69 DEG 49'03"E; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR A DISTANCE OF 10.71'; THENCE RUN S 68 DEG 43'18"E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 38.79' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34 DEG 57'23" AND A RADIUS OF 220.0' AND A CHORD BEARING OF S 86 DEG 12'00"E; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR A DISTANCE OF 134.22'; THENCE RUN N 76 DEG 26'31"E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 66.10'; THENCE LEAVING SAID RIGHT OF WAY RUN N 24 DEG 50'37"W FOR A DISTANCE OF 251.50'; THENCE RUN S 03 DEG 38'43"W FOR A DISTANCE OF 251.50' TO THE POINT OF BEGINNING.

CONTAINING 1.35 ACRE, MORE OR LESS.

ALSO A 10' EASEMENT BEING THE SOUTH 10' OF THE ABOVE DESCRIBED PROPERTY

Mineral and mining rights excepted.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with said GRANTEES, his, her, or 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 it has a good right to sell and convey the same as aforesaid; and that I (we) and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands and seals 7 th day of August, 1998

By: J. Phillip Lafferty Cindy K Lafferty
J. PHILLIP LAFFERTY CINDY K LAFFERTY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that J. PHILLIP AND CINDY K. LAFFERTY, whose name as OWNERS, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 7th day of August, 1998

[Signature]
NOTARY PUBLIC

My Commission
Expires: 11/01/2000

Inst # 1998-01406

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