

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN  
Attorneys at Law  
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TODD D. EFIRD  
2086 BANE BERRY DRIVE  
BIRMINGHAM, AL 35244

Inst # 2000-24227  
07/19/2000-24227  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 51.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED SIXTY FOUR THOUSAND EIGHT HUNDRED FIFTY and 00/100 (\$264,850.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DEBORAH DELILAH ROGERS LONG, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TODD D. EFIRD and ANNETTE L. EFIRD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3309, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 33<sup>RD</sup> ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 536 AND AMENDED BY MISC. BOOK 17, PAGE 550; BOOK 246, PAGE 889 AND INSTRUMENT #1993-588.
3. CERTIFICATE OF COMPLIANCE AS RECORDED IN MISC. BOOK 34, PAGE 549.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 127, PAGE 140.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT #1993-14124.
6. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #1993-588.

7. 15 FOOT EASEMENT ALONG REAR LOT LINE, AS SHOWN ON RECORDED MAP.

\$225,100.00 of the consideration herein was derived from a mortgage 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 the 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DEBORAH DELILAH ROGERS LONG, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of July, 2000.

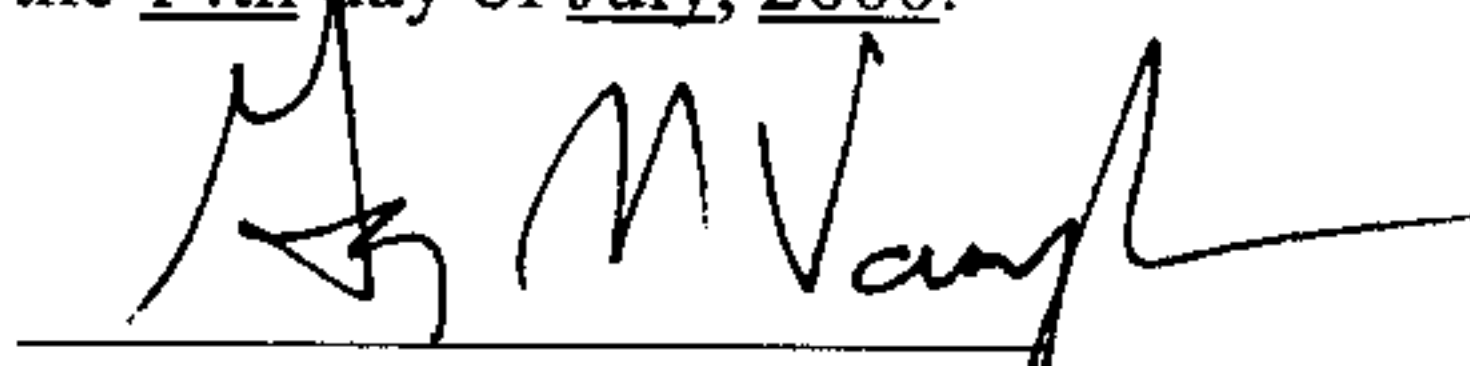
  
DEBORAH DELILAH ROGERS LONG

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DEBORAH DELILAH ROGERS LONG, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of July, 2000.

  
Notary Public

My commission expires: 9.29.02

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