

Prepared by:

SEND TAX NOTICE TO:

GENERAL WARRANTY DEED

TITLE NOT CHECKED BY PREPARER.

Inst # 2001-03849  
LEGAL SUPPLIED BY GRANTOR.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

02/02/2001-03849  
03:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 14.50

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of the sum \$10.00 and other valuable consideration paid to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, James Russell Efferson and wife, Mavis A. Efferson (herein referred to as Grantor's), do grant, bargain, sell and convey unto James R. Efferson JR. and wife, Tajuana Efferson (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Description No. 1

Commence at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 West; thence North along the West Boundary line of said quarter - quarter section for a distance of 546.16 feet to the point of beginning; thence continue along last said course for a distance of 261.30 feet; thence turn an angle of 88 degrees 45 minutes 09 seconds to the right for a distance of 262.90 feet; thence turn an angle of 92 degrees 44 minutes 02 seconds to the right for a distance of 247.54 feet; thence turn an angle of 23 degrees 56 minutes 11 seconds to the left for a distance of 57.87 feet; thence turn an angle of 87 degrees 10 minutes 38 seconds to the right for a distance of 91.68 feet; thence turn an angle of 114 degrees 49 minutes 22 seconds to the right for a distance of 153.24 feet; thence turn an angle of 112 degrees 00 minutes 00 seconds to the left for a distance of 217.36 feet more or less to the point of beginning. Containing 1.5 acres more or less.

Description No. 2

Commence at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 West; thence North along the West Boundary line of said quarter - quarter section for a distance of 195.00 feet to the point of beginning; thence continue along last said course for a distance of 135.23 feet; thence turn an angle of 67 degrees 35 minutes 17 seconds to the right for a distance of 212.12 feet; thence turn an angle of 111 degrees 57 minutes 43 seconds to the right for a distance of 20.69 feet; thence turn an angle of 75 degrees 25 minutes 13 seconds to the left for a distance of 128.68 feet; thence turn an angle of 48 degrees 54 minutes 52 seconds to the right for a distance of 100.13 feet; thence turn an angle of 17 degrees 17 minutes 20 seconds to the left for a distance of 206.36 feet; thence turn an angle of 11 degrees 08 minutes 41 seconds to the left for a distance of 166.29 feet to a point on the Northwest right of way line of Shelby County Road No. 11; thence turn an angle of 90 degrees 22 minutes 07 seconds to the right an to the chord of a curve having a delta of 09 degrees 58 minutes 04 seconds, radius 1596.88 feet, tan 139.26 feet; and run along said chord for 277.46 feet; thence turn an angle of 83 degrees 58 minutes 06 seconds from the chord to the right for a distance of 403.75 feet; thence turn an angle of 61 degrees 03 minutes 43 seconds to the right for 195.0 feet; thence turn an angle of 88 degrees 07 minutes 10 seconds to the left for a distance of 135.02 feet to the point of beginning. Containing 4.5 acres more or less.

Easement Description:

Commence at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 West; thence North along the West Boundary line of said quarter - quarter section for a distance of 330.23 feet; thence turn an angle of 67 degrees 35 minutes 17 seconds to the right

for a distance of 212.12 feet to the point of beginning; thence turn an angle of 111 degrees 57 minutes 43 seconds to the right for a distance of 20.69 feet; thence turn an angle of 75 degrees 25 minutes 13 seconds to the left for a distance of 128.68 feet; thence turn an angle of 48 degrees 54 minutes 52 seconds to the right for a distance of 100.13 feet; thence turn an angle of 17 degrees 17 minutes 20 seconds to the left for a distance of 206.36 feet; thence turn an angle of 11 degrees 08 minutes 41 seconds to the left for a distance of 166.29 feet to a point on the Northwest right of way line of Shelby County Road No. 11; thence turn an angle of 95 degrees 32 minutes 49 seconds to the left an run along said road right of way line for a distance of 20.49 feet; thence turn an angle of 84 degrees 27 minutes 11 seconds to the left for a distance of 164.35 feet; thence turn an angle of 11 degrees 08 minutes 41 seconds to the right for a distance of 199.34 feet; thence turn an angle of 17 degrees 17 minutes 20 seconds to the right for a distance of 106.22 feet; thence turn an angle of 48 degrees 54 minutes 52 seconds to the left for a distance of 142.96 feet to the point of beginning.

TO HAVE AND TO HOLD, to the said 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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said property is free from all encumbrances unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, 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 on this the 8 day of January, ~~2000~~ 2001

  
James Russell Efferson

  
Mavis A. Efferson

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that James Russell Efferson and Mavis A. Efferson, whose names is 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 the 8<sup>th</sup> day of January, ~~2000~~ 2001

  
NOTARY PUBLIC (seal)

MY COMMISSION EXPIRES

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