

This instrument was prepared by  
(Name) Patricia K. Martin, PC

(Address) 2090 Columbiana Rd.  
Birmingham, Al. 35216

Send Tax Notice To: James Michael Jeffers, II  
name 26 Monte Tierra Trail  
Montevallo, Al. 35115  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ten thousand five hundred and no/100 (\$110,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Richard C. Yarbrough and his wife Wanda A. Yarbrough

(herein referred to as grantors) do grant, bargain, sell and convey unto

James Michael Jeffers, II and Melissa Jeffers

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 26, according to the Survey of Monte Tierra Subdivision, as shown by plat recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$108,757.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

St # 2001-25373

06/20/2001-25373  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NB 13.00

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30 day of March, 20 01

WITNESS:

(Seal)

(Seal)

(Seal)

Richard C. Yarbrough (Seal)  
RICHARD C. YARBROUGH

Wanda A. Yarbrough (Seal)  
WANDA A. YARBROUGH

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. Yarbrough and his wife Wanda A. Yarbrough whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of March A. D., 20 01

Patricia K Martin  
Notary Public.