

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON

JEFFREY LIVINGSTON


389 Shades Crest Road
Birmingham, AL 35226

100 Persimmon Lane
Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP


20040514000257600 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/14/2004 14:36:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of

---SIXTY THOUSAND AND NO/100'S-----

DOLLARS

(\$ 60,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, DONALD LEE LIVINGSTON, JR., AN UNMARRIED MAN; ESTATE OF MIRTIE LIVINGSTON AND JEFFREY LIVINGSTON, A MARRIED MAN

Hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto DONALD LEE LIVINGSTON, JR. (UNDIVIDED 1/2 INTEREST)

JEFFREY SCOTT LIVINGSTON AND WIFE, SHELIA LIVINGSTON (UNDIVIDED 1/2 INTEREST), hereinafter 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:

A lot in the Town of Columbiana, Shelby County, Alabama, in the NW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the intersection of the North line of the NW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West with the West line of Thompson Street in the Town of Columbiana, and run in a Southerly direction along the West line of Thompson Street a distance of 109 feet to the NE corner of the Vick lot; thence Westerly direction and parallel with the North line of a narrow street or alley and along the North line of the Vick lot and the Edmondson lot to the East line of the Gould lot (now owned by Willie Gould Heath); thence in a Northerly direction along the East line of the Gould lot to the North line of the NW 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West; thence in an Easterly direction along the North line of said NW 1/4 of NW 1/4 of said Section 25, Township 21, Range 1 West a distance of 251 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

The entire consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

Jeffrey Livingston is one and the same person as Jeffrey Scott Livingston.

Parcel ID 21-7-25-2-201-001.000

Subject to: Ad valorem taxes, due 2004, and not yet delinquent.
Easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

20040514000257600 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
05/14/2004 14:36:00 FILED/CERTIFIED

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 7th day of May, 2004.

ESTATE OF MIRTIE LIVINGSTON, CASE NO. PR-2003-000602

BY Donald Lee Livingston Jr
DONALD LEE LIVINGSTON, JR., EXECUTOR

Donald Lee Livingston Jr
DONALD LEE LIVINGSTON, JR.

Jeffrey Scott Livingston
JEFFREY SCOTT LIVINGSTON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DONALD LEE LIVINGSTON, JR., AND UNMARRIED MAN AND JEFFREY SCOTT LIVINGSTON, A MARRIED MAN, 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/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 7th
day of May, 2004.

Margaret McRee
Notary Public

My Commission Expires: 2-5-07

STATE OF ALABAMA
COUNTY OF JEFFERSON

MARGARET MCREE
Notary Public
STATE OF ALABAMA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald Lee Livingston, Jr., whose name as Executor of the Estate of Mirtie Livingston, Case No. PR-2003-000602, 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 Executor and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal, this the 7th day of May, 2004.

MARGARET MCREE
Notary Public
STATE OF ALABAMA

Margaret McRee
Margaret McRee, Notary Public
My Commission Expires: 2-5-07