

Document Prepared By:  
**L. H. (Woody) Hamilton, Jr.**  
4 Office Park Circle, Suite 201  
Birmingham, Alabama 352223

Send Tax Notice To:  
**Douglas W. Epperson**  
936 Independence Drive  
Alabaster, Alabama 35007

**GENERAL WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**STATE OF ALABAMA}**  
**COUNTY OF SHELBY}**

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT IN CONSIDERATION OF One Hundred Fifty Four Thousand and no/100 Dollars (\$154,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,

**John R. Jecen and Frances M. Jecen, husband and wife**

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto

**Douglas W. Epperson and Theresa L. Epperson**

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby County, Alabama** to wit:

**Lot 99, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

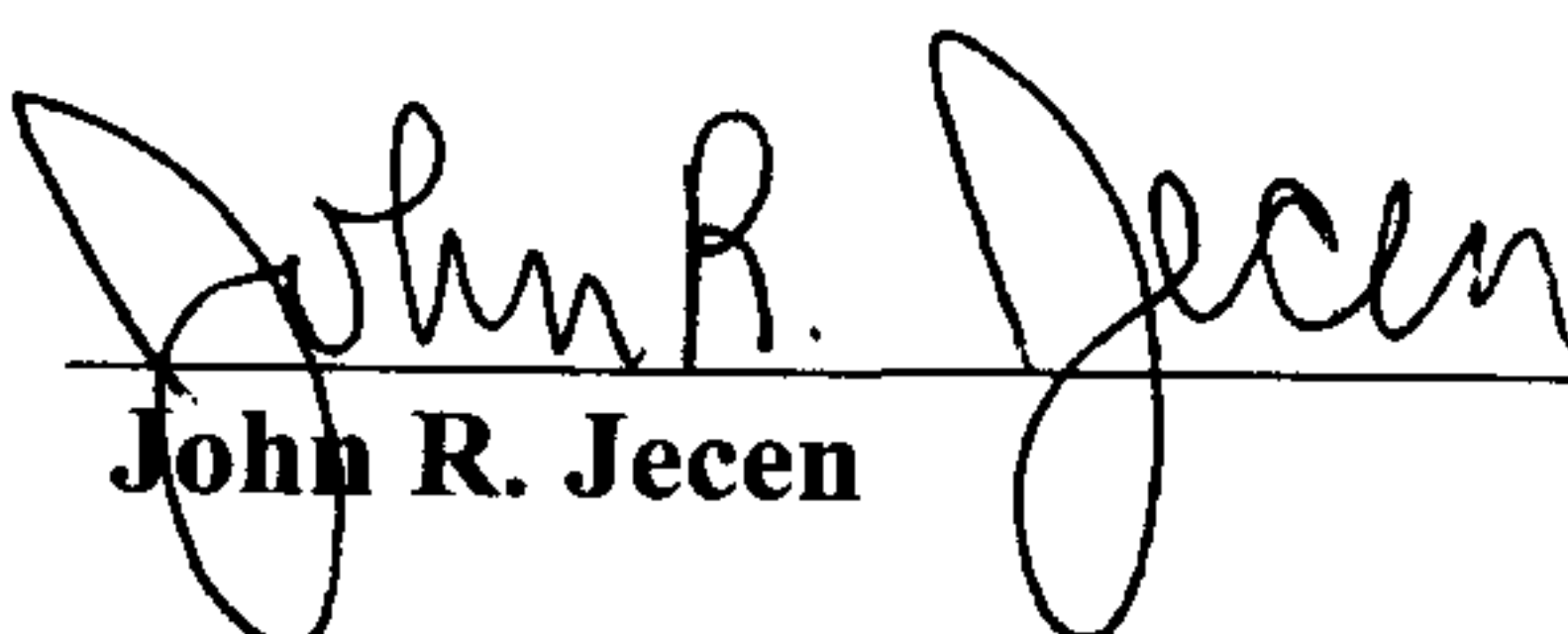
**\$154,000.00** of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.


**TO HAVE AND HOLD** the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR(S)** have hereunto set their hand and seal, this **24th** day of **November, 2004**

**GRANTOR(S)**

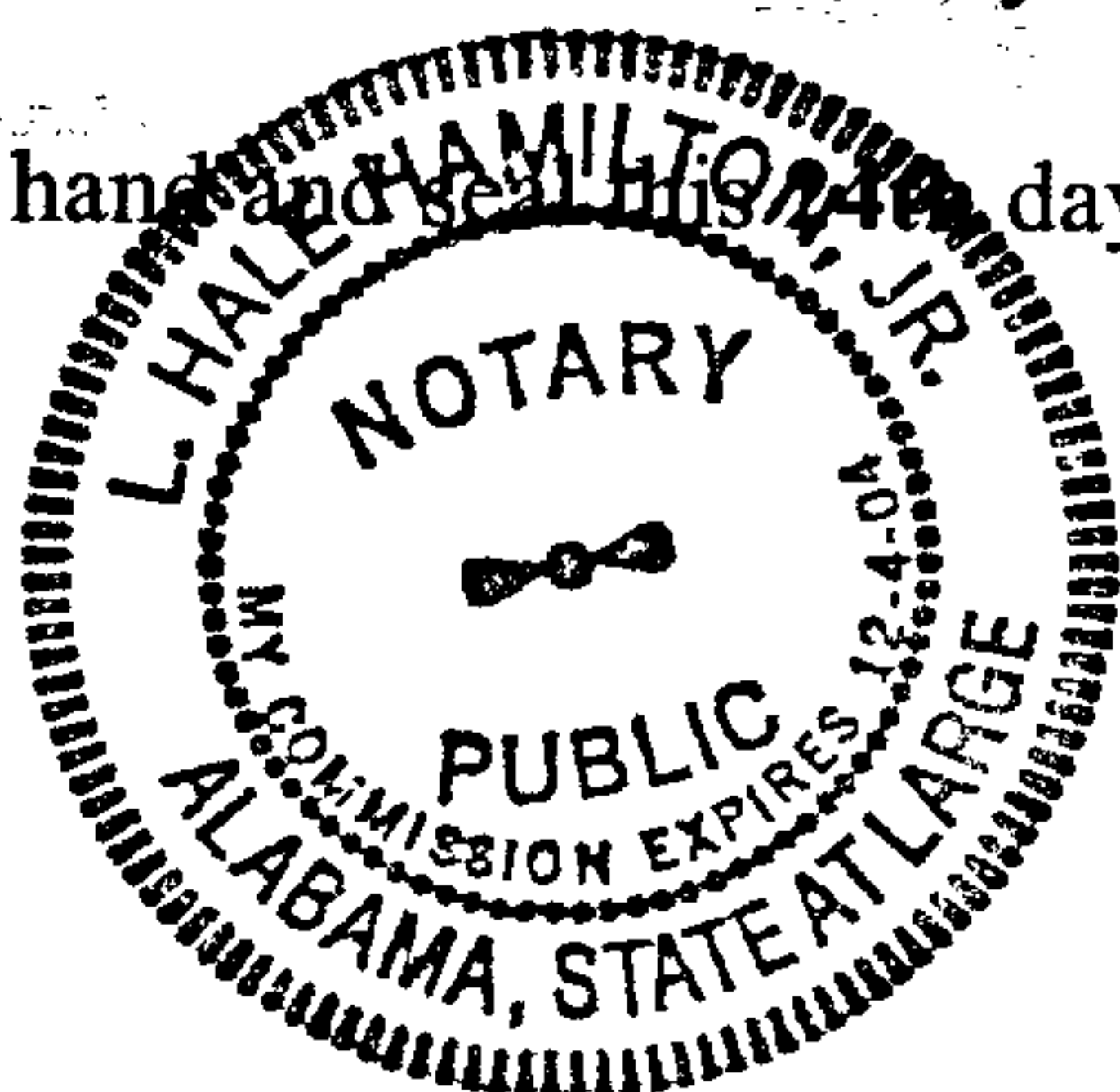
 (SEAL)  
**John R. Jecen**

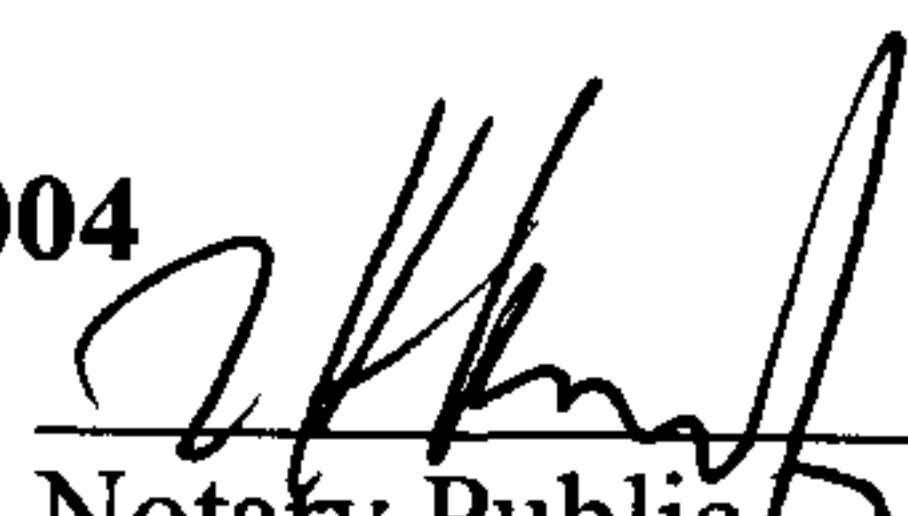
 (SEAL)  
**Frances M. Jecen**

**STATE OF ALABAMA**  
**COUNTY OF Jefferson**

I, the undersigned notary public in for and said State, hereby verify **John R. Jecen and Frances M. Jecen**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this **24th** day of **November, 2004**



  
Notary Public  
My commission expires: 12/4/04