

THIS INSTRUMENT WAS PREPARED BY:
DANNY C. LOCKHART, ATTORNEY AT LAW
1129 FORESTDALE BLVD.
BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO:
JOHN M. FORD
3544 ATWILLHER DRIVE
HOOVER, AL. 35226

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of **One hundred twenty-two thousand and no/100 Dollars**, to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Bernard W. Mahaffey and wife, Elaine C. Mahaffey**, herein referred to as GRANTORS, do grant, bargain, sell and convey unto **John M. Ford and Charlene P. Ford**, (herein referred to as GRANTEE), as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

PARCEL I:

A tract of land situated in the Northwest 1/4 of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section and run Southerly along the west line of said Section 9 for 525.00 feet; thence turn 89 degrees 59 minutes 38 seconds left and run Easterly for 1696.45 feet to the center line of Yellowleaf Creek and the point of beginning of the tract of land herein described; thence turn 180 degrees 00 minutes 00 seconds left and run Westerly for 1065.59 feet; thence turn 89 degrees 53 minutes 31 seconds right and run Northerly for 525.12 feet to a point on the North line of said Section 9; thence turn 90 degrees 06 minutes 07 seconds right and run Westerly along said Section line for 859.46 feet to the centerline of Yellowleaf Creek; thence run Southeasterly along the centerline of said creek to the point of beginning.

PARCEL II:

A 20.0 feet wide easement for ingress and egress being described as follows: Commence at the Northwest corner of the NW1/4 of Section 9, Township 20 South, Range 1 East and run Southerly along the West line of said Section 9 for 505.00 feet to the Point of Beginning of the easement herein described; thence continue along the last described course for 20.00 feet; thence turn 89 degrees 59 minutes 38 seconds left and run Easterly for 630.86 feet; thence turn 90 degrees 06 minutes 29 seconds left and run Northerly for 20.00 feet; thence turn 89 degrees 53 minutes 31 seconds left and run 630.82 feet to the point of beginning.

Subject to:

1. Advalorem taxes due and payable October 1, 2007.
2. Easements, exceptions, reservations and restrictions of record, if any.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

Shelby County, AL 12/15/2006
State of Alabama

Deed Tax: \$122.00

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 7th day of December, 2006.

Bernard W. Mahaffey

By Marilyn R. Peeples
Attorney in Fact

Elaine C. Mahaffey

By Marilyn R. Peeples
Attorney in Fact

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marilyn R. Peeples, whose name as Attorney in Fact for Bernard W. Mahaffey and Elaine C. Mahaffey, 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, she in her capacity as such Attorney in Fact executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 7th day of December, 2006.

Danny C. Tolled
Notary Public