


STATE OF ALABAMA     }  
COUNTY OF SHELBY    }

  
20090804000298950 1/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
08/04/2009 01:26:15 PM FILED/CERT

**GENERAL WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that MAVIS A. EFFERSON, a married person whose spouse does not join in this conveyance, hereinafter referred to as Grantor, for and in consideration of the sum of TWO HUNDRED, TEN THOUSAND and 00/100THS DOLLARS (\$210,000.00), receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid to the Grantor by JOCK EFFERSON, hereinafter referred to as the Grantee, do hereby grant, bargain, sell, warrant and convey unto the said Grantee, all of her right, title and interest in and to all that certain real property lying and being situated in the County of Shelby, State of Alabama, particularly described as follows:

**Commence at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 02, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the West side of said Southeast Quarter of the Northeast Quarter line for 497.79 feet; thence turn an angle of 91 degrees, 14 minutes, 51 seconds to the left and run Easterly for 262.90 feet; thence turn an angle of 07 degrees, 46 minutes, 07 seconds to the right and run Southeasterly for 529.60 feet; thence turn an angle of 83 degrees, 46 minutes, 11 seconds to the right and run Southerly for 77.27 feet to the Point of Beginning, of the parcel herein described: At the Point of Beginning; thence continue Southerly along the last described course for 395.68 feet to a point on the Northwest right-of-way, of Shelby County Road 11; thence turn an angle of 29 degrees, 27 minutes, 20 seconds to the right and run Southwesterly along the said right-of-way for 28.61 feet; thence turn an angle of 111 degrees, 46 minutes, 25 seconds to the right and run Northwesterly for 376.74 feet; thence turn an angle of 101 degrees, 51 minutes, 48 seconds to the right and run Northeasterly for 280.33 feet to the Point of Beginning.**

**None of the property hereinabove described comprises any part of the homestead of the Grantor or her spouse.**

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee.

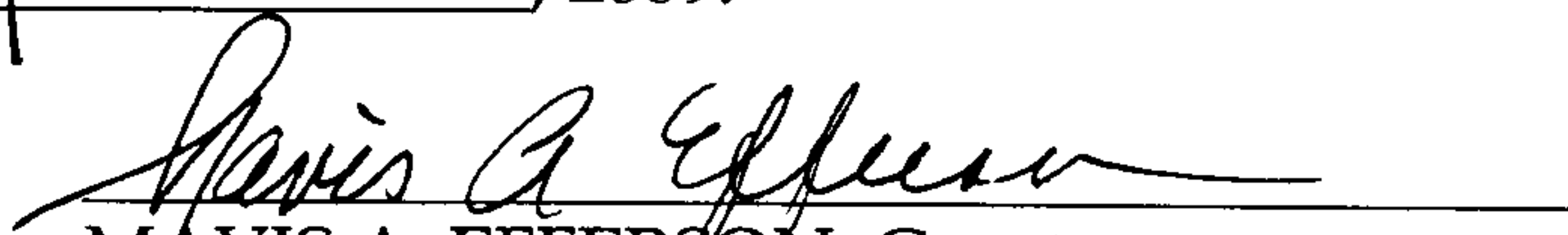
Shelby County, AL 08/04/2009  
State of Alabama  
Deed Tax : \$80.00

The Grantor hereby covenants with the Grantee, except as otherwise provided, that she is seized of an indefeasible estate in fee simple in and to said property and that said real property is free from and clear of all liens and encumbrances and she does hereby warrant and will forever defend the title to said real property unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that this conveyance is made subject to and the following are hereby excepted from the covenants and warranties in this instrument contained:

1. Ad valorem taxes.
2. Easements, rights of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Shelby County, Alabama.
3. The property conveyed hereby is conveyed to Grantee in its "as is" condition. Grantor has made no representation or warranty of any kind or character, expressed or implied, as to the merchantability, suitability for any particular purpose, habitability, or condition of the property conveyed hereby. By accepting this deed, Grantee acknowledges that Grantee has inspected and examined the property conveyed hereby and are not relying on any representation or warranty, expressed or implied, by the Grantor as to any of the foregoing.
4. The Grantor also excepts from the warranties and covenants herein contained any fence or other encroachment which might exist upon the property hereby conveyed.
5. The usage of the masculine, feminine or neuter pronouns herein are intended to apply interchangeably. Likewise, singular numbers shall include the plural, and plural numbers shall include the singular wherever appropriate. Also, plural verbs are intended to be singular and singular verbs are intended to be plural wherever appropriate. Further, reference to the words "Grantor" or "Grantee", singular or plural, are also intended to include the heirs, successors and assigns thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this 29 day of July, 2009.

  
MAVIS A. EFFERSON, Grantor



STATE OF ALABAMA     }  
COUNTY OF SHELBY    }

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Mavis A. Efferson whose name is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of July 2009.

Julie Crossier  
NOTARY PUBLIC  
My Commission Expires: JAN 24 2010

Grantee's address:

8457 HWY 11  
Chelsea, AL 35043

Quantity of Land Conveyed: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY WILLIAM B. JACKSON, II, ESQ., STOKES & CLINTON, PC 1000 DOWNTOWNER BLVD., POST OFFICE BOX 991801, MOBILE, ALABAMA 36691, (251) 460-2400 THE DEED HAS BEEN PREPARED SOLELY ON THE INFORMATION FURNISHED BY STREAMLINE TITLE SERVICES OF ALABAMA, LLC., AND NO TITLE SEARCHES AND/OR INDEPENDENT CONFIRMATION OF SUCH INFORMATION HAS BEEN PERFORMED BY SAID ATTORNEY.



20090804000298950 3/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
08/04/2009 01:26:15 PM FILED/CERT