

Send tax notice to:

Marlin R. Jeffcoat

133 Lake Kathryn Drive

Sterrett, AL 35147

This instrument prepared by:


Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County: Shelby


20091002000374140 1/2 \$30.50
Shelby Cnty Judge of Probate, AL
10/02/2009 08:55:35 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) in hand paid to the undersigned LeRoy Bassett Jr. and Frankie Bassett, husband and wife** (hereinafter referred to as Grantors") by **Marlin R. Jeffcoat and Christy A. Jeffcoat** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Lake Kathryn, as recorded in Map Book 16, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$313,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Shelby County, AL 10/02/2009

State of Alabama

Deed Tax : \$16.50

IN WITNESS WHEREOF, Grantor(s) LeRoy Bassett Jr. and Frankie Bassett hereunto set their signature(s) and seal(s) on September 23, 2009.


LeRoy Bassett Jr.

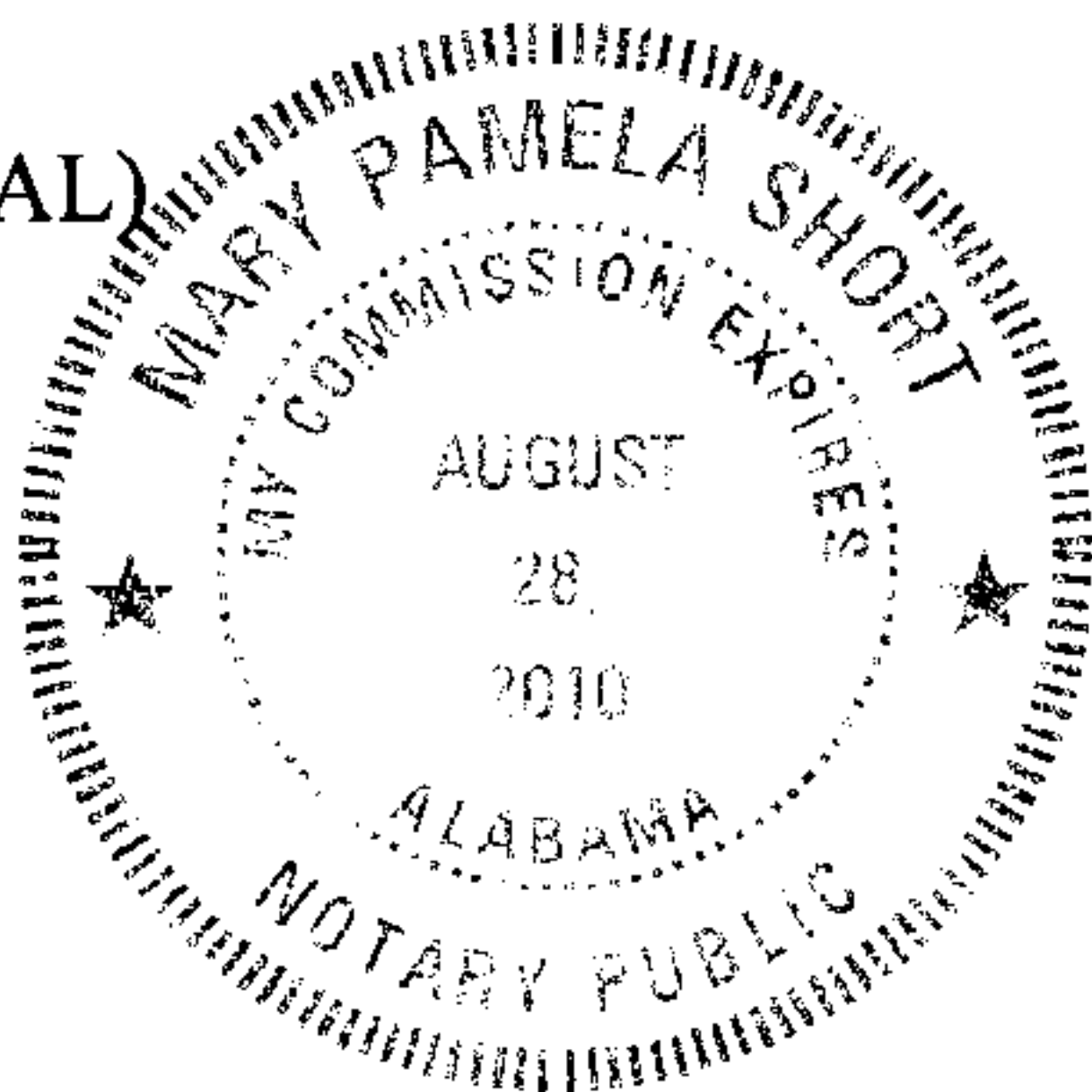

Frankie Bassett

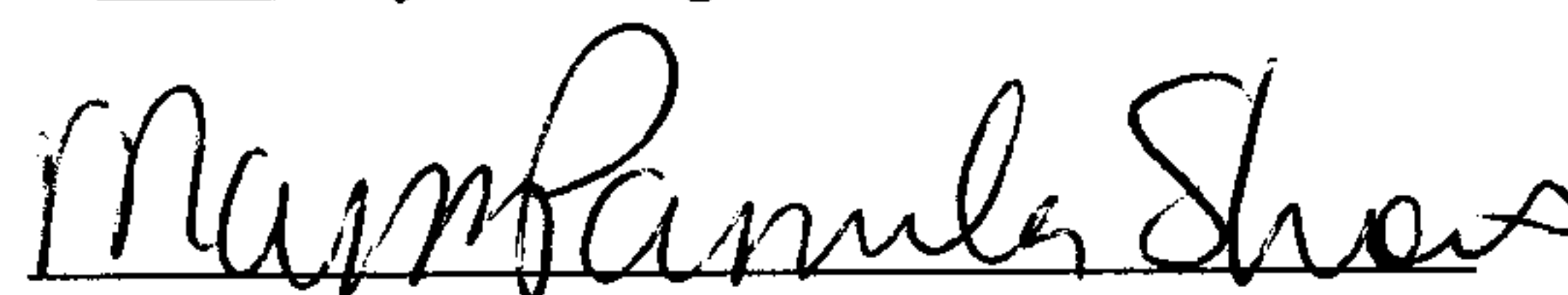
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LeRoy Bassett Jr. and Frankie Bassett, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of September, 2009.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires: