

This instrument was prepared by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
24 Jeffcoat Drive  
Westover, AL 35147

Value: \$70,000.00

## **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the love and affection I have for my children, the undersigned Nellie Jeffcoat, unmarried (herein referred to as GRANTOR, whether one or more) do give, grant, bargain, sell and convey unto Lily J. Jeffcoat, Geneva Jeffcoat Talmadge, and Susan Jeffcoat, under the conditions recited below (herein referred to as GRANTEE, whether one or more), life estates in the following described real estate situated in Shelby County, Alabama to-wit:

The W<sup>1</sup>/<sub>3</sub> of all that part of the E<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, which lies South of the new U.S. Highway 280 right of way.

**GRANTOR reserves for herself a life estate in and to the above described property.**

The grant of the above described property is upon these conditions:

1. At the death of Lily J. Jeffcoat, or should she predecease me, then her interest in the above described property shall go to the children of Geneva Jeffcoat Talmadge who are living at the time of my death.
2. At the death of Geneva Jeffcoat Talmadge, or should she predecease me, then her interest in the above described property shall go to her children who are living at the time of my death.
3. At the death of Susan Jeffcoat, or should she predecease me, then her interest in the above described property shall go to her children living at the time of my death.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all

encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same, subject to the above conditions, to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3rd day of December, 2009.

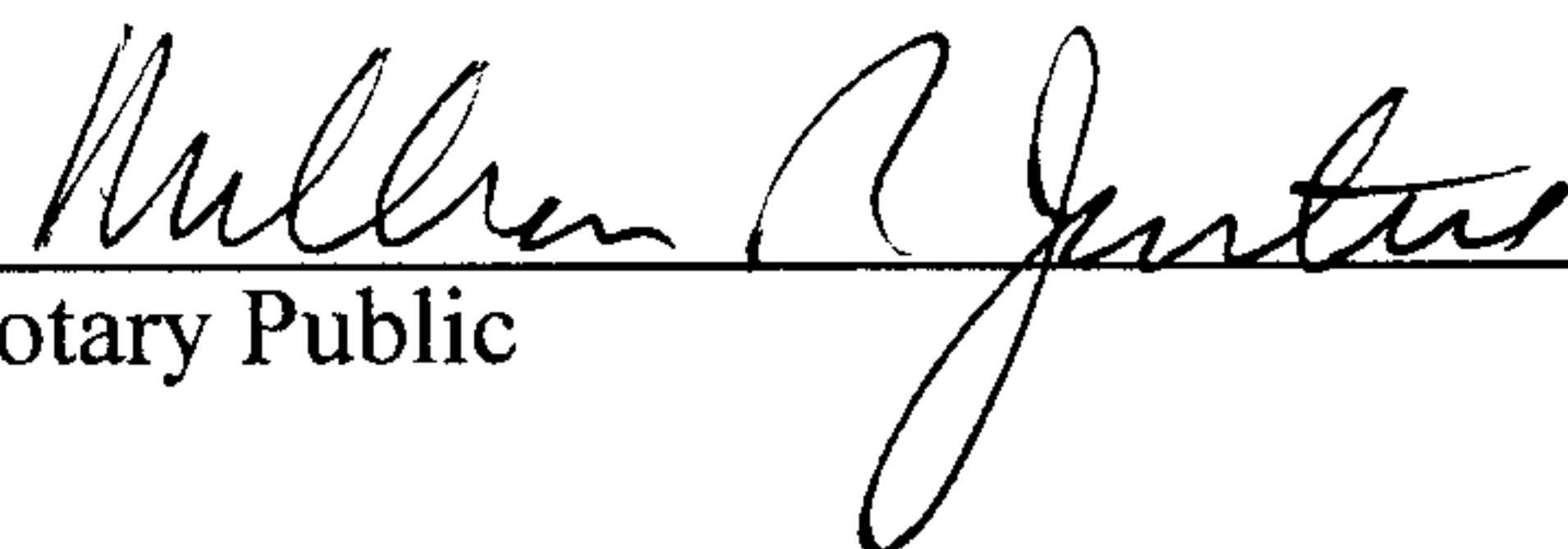
  
Nellie Jeffcoat

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nellie Jeffcoat, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2009.



  
Notary Public