

This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

7252

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY EIGHT THOUSAND AND NO/100-----(\$68,000.00)

to the undersigned grantor, Pine Crest Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Dennis E. Mitchell and wife, Sandra H. Mitchell

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

Lot 28, According to a Resurvey of Lot 28, Riverchase

West - Dividing Ridge, as recorded in Map Book 7, Page

29, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$61,200.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.



19780203000014210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1978 12:00:00AM FILED/CERT

BOOK 310 PAGE 324

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Henry A. Drake
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of February 19 78

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 FEB -3 AM 9:40

PINE CREST HOMES, INC.

BY Henry A. Drake
Vice President
Henry A. Drake

STATE OF ALABAMA
COUNTY OF JEFFERSON }

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 7.00
Rec. 1.50
Dud. 1.00
Sec. mtg. 374.
9.50

I, the undersigned
State, hereby certify that Henry A. Drake
whose name as Vice President of Pine Crest Homes, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 1st day of

February

BYNUM AND BYNUM

ATTORNEYS AT LAW

341 INDEPENDENCE DRIVE

MI 48043-313/792-4700

NOTARY PUBLIC

