

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.
P. O. BOX 360187
(Address) BIRMINGHAM, AL 35236-0187

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVEN THOUSAND SEVEN HUNDRED FIFTEEN AND 25/100TH (\$7,715.25)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES E. MITCHELL AND WIFE, DEBORAH P. MITCHELL

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT L. EMMONDS AND WIFE, SHARON J. EMMONDS

(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, Alabama to-wit:

Lot 19, according to the survey of Scottsdale, Second Addition, as recorded in Map Book 7 page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. dated January 24, 1983, and recorded in Mortgage Book 426, Page 769, and assigned to The First National Bank of Birmingham in Misc. Book 48, Page 808, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 2021 Diane Lane, Alabaster, Alabama

RECORDING FEES
Mortgage Tax \$
Deed Tax 8.00
Mineral Tax
Recording Fee 2.50
Index Fee 1.00
TOTAL \$ 11.50

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 contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 23RD day of AUGUST, 1984

WITNESS:

(Seal)
(Seal)
(Seal)

James E. Mitchell (Seal)
JAMES E. MITCHELL
Deborah P. Mitchell (Seal)
DEBORAH P. MITCHELL (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES E. MITCHELL AND WIFE, DEBORAH P. MITCHELL whose name S ARE signed to the foregoing conveyance, and who ARE on this day, that, being informed of the contents of the conveyance THEY HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23RD day of AUGUST, A. D., 1984