

1957

SEND TAX NOTICE TO:

(Name) Ben G. Mitcham
2825 Acton Place
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Frank K. Bynum
2100 Sixteenth Avenue South
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-ONE THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

D. GREGORY GORDON, a married man

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

BEN G. MITCHAM and JOYCE M. MITCHAM

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The West 1/2 of the West 1/2 of Northwest 1/4 of Northeast 1/4, Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, lying North of the Right-of-way of Shelby County Highway #42. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set backlines, rights of way, limitations, if any of record.

The property described in this instrument is not the homestead of the Grantor's spouse. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 12th day of February, 19 87.

WITNESS:

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED
1987 FEB 23 AM 10:57
Deed Tax 21.50
Rec 2.50
Sub 1.00
25.00

D. Gregory Gordon (Seal)
D. Gregory Gordon (Seal)

STATE OF ALABAMA
Jefferson COUNTY JUDGE OF PROBATE

I, Frank K. Bynum, a Notary Public in and for said County, in said State, hereby certify that D. Gregory Gordon, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February A. D., 19 87