

1264

Send Tax Notice to: Richard L. Mitchell
P.O. Box 827
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Four Thousand and no/100 DOLLARS, to the undersigned grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, JEFF D. FALKNER and wife, JANICE M. FALKNER; RICHARD B. SMITH and wife, JAN A. SMITH; JOE L. TIDMORE and wife, BRENDA B. TIDMORE; and CHARLES O. TIDMORE and wife, JOYCE TIDMORE, (herein referred to as grantors) do grant, bargain, sell and convey unto RICHARD L. MITCHELL and wife, TERESA A. MITCHELL (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, in the proposed Paradise Point Subdivision, Sector 2, being more particularly described as follows:
Commence at the Southwest corner of the Northeast 1/4 of Section 1, Township 22 South, Range 1 East; thence run Easterly along quarter line 623.31 feet; thence turn an angle to the left of 90 deg. 47' 00" and run 1408.48 feet; thence turn an angle to the right of 89 deg. 51' 42" and run 1111.82 feet; thence turn an angle to the left of 95 deg. 41' 28" and run 148.94 feet; thence turn an angle to the right of 10 deg. 56' 23" and run 141.03 feet; thence turn an angle to the left of 13 deg. 36' 00" and run 136.32 feet; thence turn an angle to the left of 00 deg. 25' 40" and run 120.70 feet; thence turn an angle to the left of 50 deg. 59' 00" and run 76.50 feet; thence turn an angle to the left of 67 deg. 37' 00" and run 155.95 feet; thence turn an angle to the left of 14 deg. 20' 10" and run 62.25 feet; thence turn an angle to the right of 46 deg. 54' 40" and run 58.02 feet; thence turn an angle to the right of 107 deg. 40' 20" and run 139.12 feet; thence turn an angle to the left of 54 deg. 48' 11" and run 81.24 feet; thence turn an angle to the right of 07 deg. 16' 19" and run 175.36 feet to the point of beginning; thence turn an angle to the left of 00 deg. 53' 17" and run 152.23 feet; thence turn an angle to the left of 85 deg. 18' 25" and run 270.71 feet to a point situated on a curve to the left having a radius of 172.00 feet; thence run along the arc of said curve 92.72 feet; thence turn an angle to the left (from chord) of 15 deg. 26' 43" and run 43.54 feet; thence turn an angle to the left of 63 deg. 45' 27" and run 257.78 feet to the point of beginning.

Together with the right to use of those certain non-exclusive easements for ingress and egress as described in deed recorded in Real Record 039, Page 377, in Probate Office of Shelby County, Alabama.

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

**The purchase price recited above was paid by mortgage executed simultaneously herewith.

BOOK 146 PAGE 385

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
4th day of August, 1987.

Jeff D. Falkner
Jeff D. Falkner

Joe L. Tidmore
Joe L. Tidmore

By: Jeff D. Falkner
By: Jeff D. Falkner, Attorney-in-
fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 13, in the Probate
Office of Shelby County, Alabama.

Janice M. Falkner
Janice M. Falkner

Brenda B. Tidmore
Brenda B. Tidmore

Jeff D. Falkner, Attorney
By: Jeff D. Falkner, Attorney-in-
fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 10, in the Probate
Office of Shelby County, Alabama

Jeff D. Falkner
By: Jeff D. Falkner, Attorney-in-
fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 14, in the Probate
Office of Shelby County, Alabama.

Richard B. Smith
Richard B. Smith

Charles O. Tidmore
Charles O. Tidmore

Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 11, in the Probate
Office of Shelby County, Alabama

Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 15, in the Probate
Office of Shelby County, Alabama.

Jan A. Smith
Jan A. Smith

Joyce Tidmore
Joyce Tidmore

Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 12, in the Probate
Office of Shelby County, Alabama

Jeff D. Falkner
By: Jeff D. Falkner, Attorney in
Fact, as shown by the Power of
Attorney, recorded in Real Record
144, Page 16, in the Probate
Office of Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jeff D. Falkner, 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 4th day of August, 1987.

Janet F. Pearson
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jeff D. Falkner, whose name as Attorney in fact for Janice M. Falkner, Richard B. Smith, Jan A. Smith, Joe L. Tidmore, Brenda B. Tidmore, Charles O. Tidmore, and Joyce Tidmore, 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, in his capacity as such Attorney in fact for the above listed parties.

Given under my hand and official seal, this 4th day of August, 1987.

Janet F. Pearson
Notary Public

BOOK 146 PAGE 387

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 AUG 18 PM 2:40

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		<u>750</u>
4. Indexing Fee		<u>700</u>
TOTAL		<u>1450</u>