

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

Send Tax Notice To: DAVID SCOTT GREEN and
MARJORIE HEWETT GREEN
name 113 Chadwick Drive
Helena, Alabama 35080
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of Fifteen Thousand and No/100 (\$15,000.00) DOLLARS
and the assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GERALD B. MITCHELL and wife, MICHELLE L. MITCHELL
(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID SCOTT GREEN and MARJORIE HEWETT GREEN
(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 38, according to the Survey of Chadwick, Sector One, as recorded in Map Book 17,
page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

Grantees herein agree to assume and pay the balance of that certain mortgage loan executed by Gerald B. Mitchell and Michelle L. Mitchell to American General Finance, Inc. recorded as Instrument No. 1994/03122 in the Probate Office of Shelby County, Alabama. Said mortgage balance being in the amount of \$99,240.88.

Inst # 1995-05539
03/03/1995-05539
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

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, we have hereunto set our hand(s) and seal(s), this 27th
day of February, 1995.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Gerald B. Mitchell (Seal)
GERALD B. MITCHELL
Michelle L. Mitchell (Seal)
MICHELLE L. MITCHELL (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GERALD B. MITCHELL and wife, MICHELLE L. MITCHELL whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, A. D., 1995

[Signature]
Notary Public.