

SEND TAX NOTICE TO:

(Name) Howard K. Mitchell
1193 Dunnivant Valley Rd.
 (Address) Birmingham, Al 35242

This instrument was prepared by

(Name) Howard K. Mitchell
1193 Dunnivant Valley Rd.
 (Address) Birmingham, Al 35242

\$500.00

Form 1-1-5 Rev. 1983
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Howard K. Mitchell, and wife, Naomi S. Mitchell

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

Jane Mitchell Burchfield and Howard K. Mitchell, Jr.

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

SHELBY County, Alabama to-wit:

A lot in the SE1/4 of SE1/4 of Sec. 9, T-19, R-1-W, described as follows:
 Beginning at a point on the North line of said SE1/4 of SE1/4 of Section 9, Township 19,
 Range 1 West 188 feet West of the NE corner of said SE1/4 of SE1/4; thence run West along
 said North line for 100 feet to the East side of Co. Rd; thence run left 39° along East
 side of said Co. Rd. for 315.8 feet; thence run left 90° for 328.4 feet; thence run
 left 90° for 290.7 feet; thence run left 68° 50' for 284.6 feet to point of beginning,
 containing 2.5 acres, more or less.

ALSO: All of the NE1/4 of SE1/4 of Section 9, T-19-S, R-1-W, lying West of the old
 County dirt road.

ALSO: All of the NW1/4 of SW1/4 of Section 10, T-19-S, R-1-W, lying West of the old
 County dirt road.

ALSO: Commence at the NE corner of SE1/4 of SE1/4 of Sec. 9, T-19-S, R-1-W, thence
 proceed West along North line of said 1/4-1/4 Sec. for a distance of 288.0 feet, to the
 point of beginning; thence proceed West along North line of said 1/4-1/4 Sec. for 112.05
 feet, to the SE right-of-way line of Shelby Co. Hwy. No. 41; thence turn a deflection
 angle of 54 deg. 54 min. to the left and proceed along said R-O-W line for a distance of
 237.82 feet; thence turn a deflection angle of 74 deg. 06 min. to the left and proceed
 for a distance of 5.37 feet to the NW corner of present Howard K. Mitchell lot; thence
 turn a deflection angle of 90 deg. 00 min. to the left and proceed along the line of
 said Mitchell Lot for a distance of 315.80 feet, to the point of beginning.

SAID GRANTORS, HOWARD K. MITCHELL, AND WIFE, NAOMI S. MITCHELL RESERVE A LIFE ESTATE
 IN AND TO THE ABOVE DESCRIBED PROPERTY.

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 1st

day of April, 1998.

WITNESS:

Carmella McArthur (Seal)
Beth Lutz (Seal)
 (Seal)

Howard K. Mitchell (Seal)
Naomi S. Mitchell (Seal)
 (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Howard K. Mitchell and wife, Naomi S. Mitchell
 whose names 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 1st day of April, A. D., 1998

Notary Public

1998-12650 Inst