

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia, Alabama 35243

SEND TAX NOTICE TO:
Wayne A. Murray
1275 Eagle Park Road
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Joseph P. Mitchell and Hui L. Mitchell

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Wayne A. Murray and Lisa M. Murray

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby** County, Alabama, to-wit:

Lot 64, according to the Survey of Eagle Point, 12th Sector, Phase III, as recorded in Map Book 24, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.


\$345,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 20th day of May, 2011.



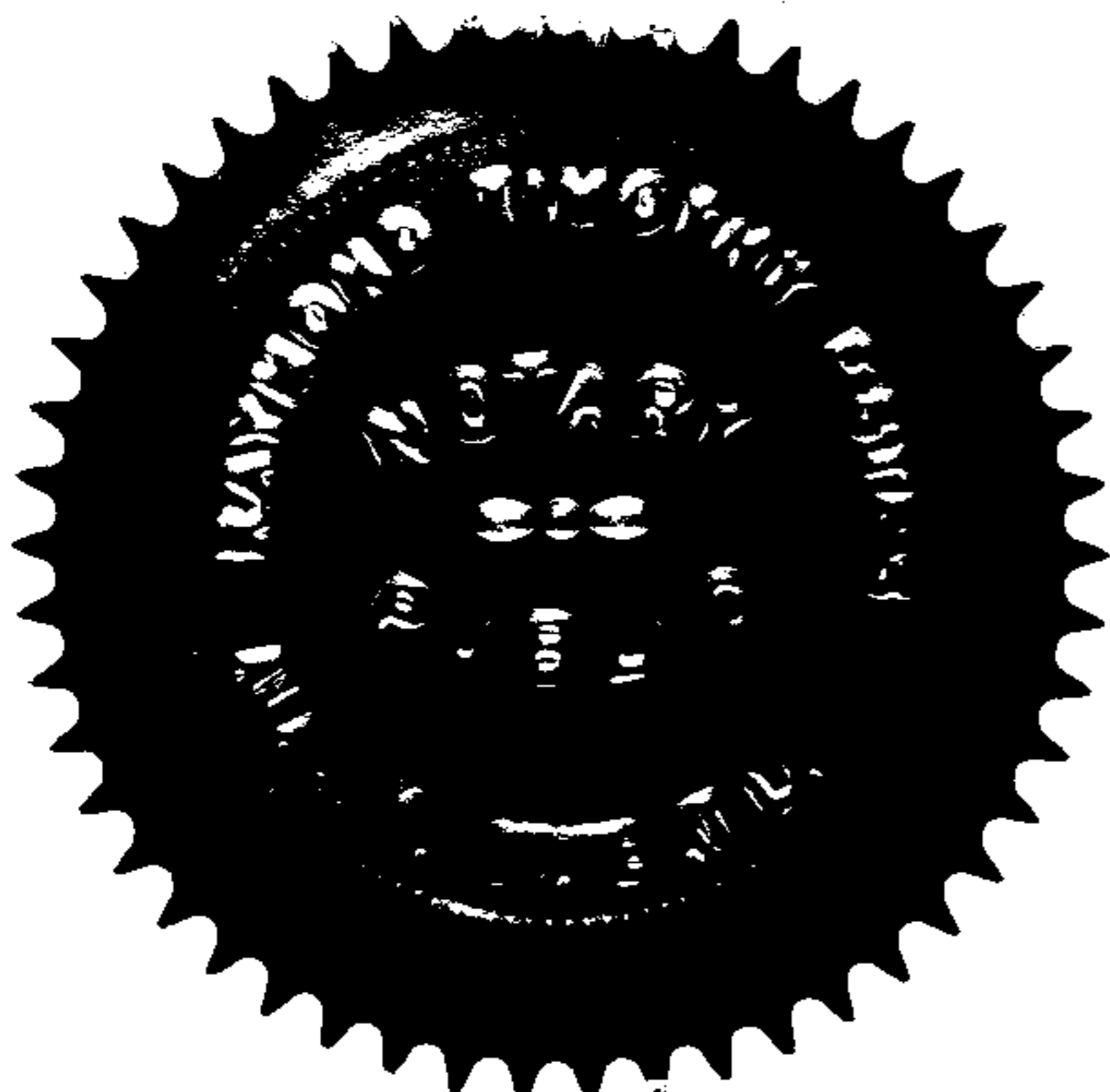
Joseph P. Mitchell

Hui L. Mitchell

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph P. Mitchell and Hui L. 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 20th day of May, 2011.



R. TIMOTHY ESTES - Notary Public

My Commission Expires: July 11, 2011

