

State of Alabama }  
SHELBY County }

431 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars -- (\$100.00) DOLLARS

to the undersigned grantor James David Mitchell and wife, Lorene Mitchell

in hand paid by C. T. Tingle

the receipt whereof is acknowledged that the said James David Mitchell and wife, Lorene Mitchell

does grant, bargain, sell and convey unto the said C. T. Tingle

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Beginning at the Southwest corner, the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of Section 13, Township 22 South, Range 4 West, containing approximately ten (10) acres, running three hundred (300) feet South of Montevallo-Boothton road, thence one hundred ten (110) feet West, thence two hundred eighty-eight (288) feet Northeast to point of beginnings of this property. Property mineral rights are not included in this property.

TO HAVE AND TO HOLD Unto the said C. T. Tingle

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for our and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we have lawfully seized in fee simple of said premises; that they are free from all encumbrances.

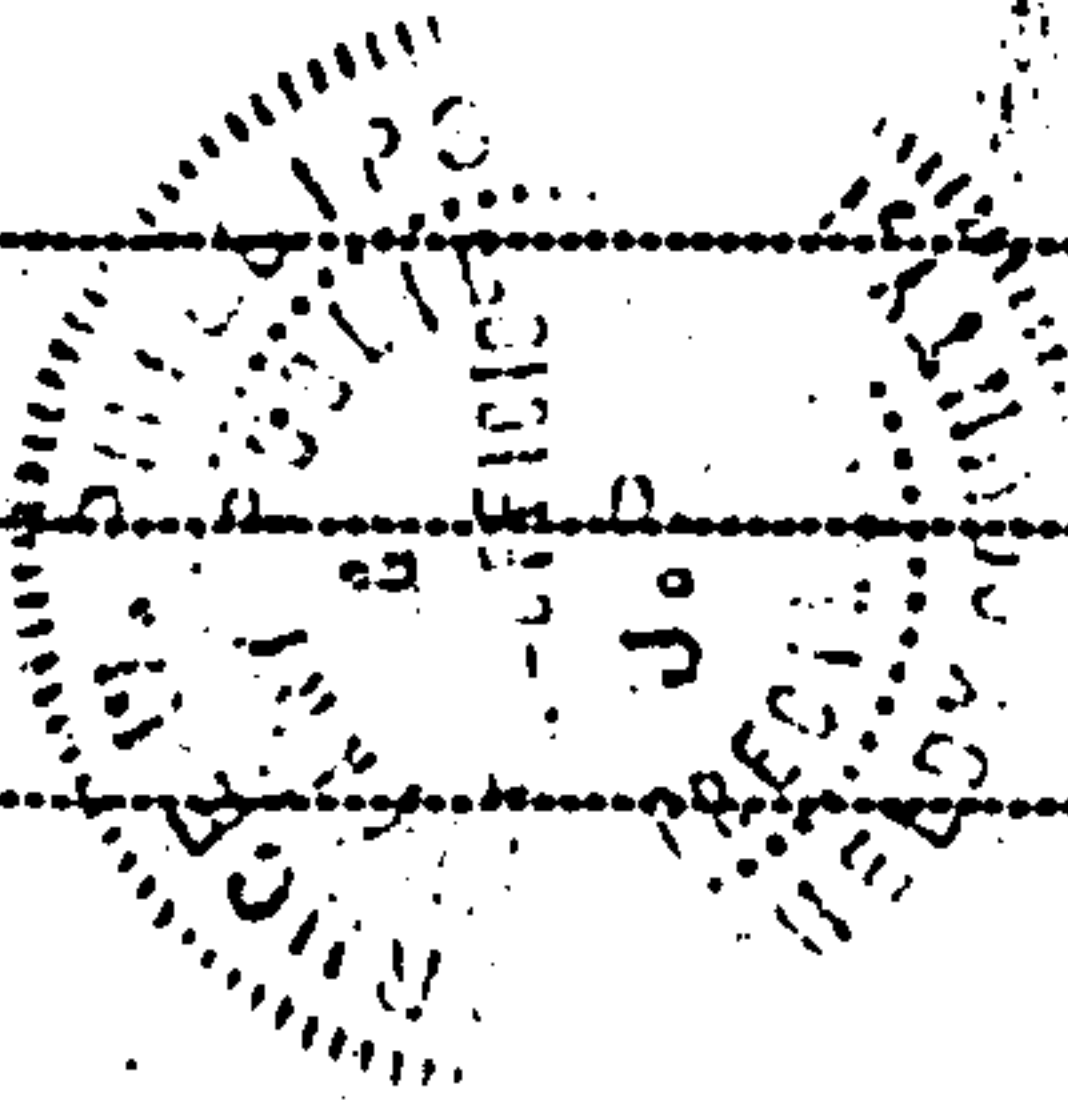
that we will have a good right to sell and convey the same as aforesaid; that we will, and for heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand & seal, S  
this 27 day of May, 1961

WITNESSES:

James D. Mitchell (Seal.)  
Lorene Mitchell (Seal.)  
(Seal.)  
(Seal.)

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RETURN TO:

Montevilla, Ala.

TO

**WARRANTY DEED**  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACT  
TRUSTS  
BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY COUNTY

Peace

I, Bruce Phillips, A Justice of the Peace in and for said County, in said State, hereby certify that James D. Mitchell and wife 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th

day of May, 1961

Bruce M. Phillips  
Justice of the Peace

Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 10-23-61  
RECORDED & 8 MTG. TAX  
& 50 DED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad H. Fowler  
JUDGE OF PROBATE