

This instrument prepared by

(Name) Harrison and Conwill  
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of Eight hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Austin Mitchell and wife, Cora B. Mitchell  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Basil R. Smith and Lewis C. Franks

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Lot 20 according to Mitchell Subdivision, Wilsonville, Alabama, as shown by  
map recorded in Map Book 4, page 41 in the Probate Office of Shelby County, Alabama.

569  
PAGE  
296  
BOOK

19760120000003640 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/20/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 JAN 20 PM 10:57  
Need Not 1.00  
Cora B. Mitchell  
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent  
remainder and right of reversion.

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  
day of January, 19 76

WITNESS:

(Seal) Austin Mitchell (Seal)  
Austin Mitchell,  
(Seal) Cora B. Mitchell (Seal)  
Cora B. Mitchell  
(Seal) (Seal)

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Austin Mitchell and wife, Cora B. 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 15 day of January A. D., 19 76  
Sadie Bolton  
Notary Public.

