This Form Furnished by

[redacted] 5

This instrum[redacted]s prepared by [redacted]

(Name) James E. Roberts
604 Massey Building
(Address) Birmingham, Alabama 35203

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR— 319

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

That in consideration of Five Thousand Five Hundred and no/100 ($5,500.00) and a Purchase Money Mortgage in the amount of Fifteen Thousand and no/100 ($15,000.00) Dollars. **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sybil B. Dearing, a widow

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

Ben Mitcham and wife, Joyce Mitcham

1979100800013030 0 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/08/1979 12:00:00AM FILED/CERT

(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:**

A parcel of land located in the SW 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW 1/4 of the SE 1/4 of said Section 4; thence in a Northerly direction, along the East line of said 1/4-1/4 Section, a distance of 1009.9 feet to the point of beginning; thence continue along last described course, along said East line, a distance of 311.76 feet to the NE corner of said 1/4-1/4 section; thence 00 degrees 37 minutes 44 seconds left, in a Northerly direction along the East line of the NW 1/4 of the SE 1/4 of said Section 4, a distance of 21.3 feet; thence 87 degrees 26 minutes 26 seconds left, in a Westerly direction, a distance of 1299.32 feet to a point on the NE right of way line of Shelby County Highway 15, said point also being on a curve to the right, said curve having a radius of 5847.7 feet and a central angle of 1 degree 19 minutes 26 seconds; thence 94 degrees 21 minutes 44 seconds left to tangent of said curve; thence along arc of said curve in a SE direction, along said right of way line, a distance of 135.12 feet to end of said curve; thence continue in a SE direction, along said right of way line, a distance of 198.31 feet; thence 86 degrees 57 minutes 42 seconds left, in an Easterly direction, a distance of 1291.55 feet to the point of beginning.
Said parcel contains 9.9 acres and is subject to a 50 foot easement abutting the Eastern line for ingress and egress and a 15 foot easement abutting the North and South property lines for utilities. No more than two (2) houses shall be located on the tract of property conveyed hereunder. One of such houses to face Highway #15 and the other to face the 50 foot easement referred to herein. Said restrictions on the use of the subject property may be modified or removed by a majority of the owners of the eight (8) parcels of property conveyed simultaneously herewith by grantor.

BOOK 322 PAGE 505

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, I **have hereunto set** my **hand(s) and seal(s), this** 31st **day of** July, **19** 79.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 OCT -2 AM 9:06
JUDGE OF PROBATE

Rec. Tax 5.50
Mtg. 1.50
Ind. 1.00
1.00

(Seal) Sybil B. Dearing (Seal)
Sybil B. Dearing
(Seal) (Seal)
(Seal) (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** Sybil B. Dearing **whose name** is **signed to the foregoing conveyance, and who** is **known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance** she **executed the same voluntarily on the day the same bears date.**

Given under my hand and official seal this 31st **day of** July **A. D., 19** 79

Katherine M. Wilson
Notary Public.

Form ALA-31
Whitlock Christian Stal

MY COMMISSION EXPIRES MARCH 13, 1980