

SEND TAX NOTICE TO:  
James E. Mitchell  
(Name) Deborah P. Mitchell  
2021 Diane Lane  
(Address) Alabaster, AL 35007

This instrument was prepared by  
Thomas E. Norton, Jr. 841  
(Name) Attorney at Law  
314 North 18th Street  
(Address) Bessemer, Alabama 35020

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Shelby Cnty Judge of Probate, AL  
01/26/1983 00:00:00 FILED/CERTIFIED

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Sixty-five Thousand One Hundred and 00/100 Dollars

to the undersigned grantor, Fulton Construction Company, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

James E. Mitchell and wife, Deborah P. Mitchell  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County and more particularly described to wit:

Lot 19, according to the survey of Scottsdale, Second Addition as recorded in Map  
Book 7, Page 118 in the Probate Office of Shelby County, Alabama; being situated  
in Shelby County, Alabama.

Subject to the following exceptions:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1,  
1983.  
2. Building setback line of 35 feet reserved from Diane Lane as shown by plat.  
3. Public utility easements as shown by recorded plat, including 5-foot easement  
on rear of lot and 5-foot easement on South side of lot.  
4. Restrictions, covenants and conditions as set out in instrument recorded in  
Misc. Book 29, Page 229, in Probate Office.  
5. Easement to Alabama Power Company and South Central Bell, as shown by instrument  
recorded in Deed Book 318, Page 4 in Probate Office.  
6. Right-of-way granted to Southern Natural Gas Corporation, by instrument recorded  
in Deed Book 90 Page 62, in Probate Office.  
7. Transmission Line Permit to Alabama Power Company as shown by instrument recorded  
in Deed Book 320, Page 891, in Probate Office.

\$60,000.00 of the above recited consideration was furnished to the grantees herein  
through a mortgage loan from Engel Mortgage Company, Inc. secured by a mortgage on  
the above described real estate and executed 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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert E. Fulton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January 1983

ATTEST:

STATE OF Alabama }  
COUNTY OF Jefferson }

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 JAN 26 AM 9:43

Fulton Construction Company, Inc.

Robert E. Fulton

President

JUDGE OF PROBATE

8 00  
a Notary Public in and for said County in said

I, the undersigned  
State, hereby certify that Robert E. Fulton  
whose name as President of Fulton Construction Company, Inc.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

24th day of January

1983

My commission expires: 1-11-1987