

SEND TAX NOTICE TO:

(Name) Hugh B. Mitchell, Jr.  
2626 Rillwood Road.  
(Address) Birmingham, AL, 35243

This instrument was prepared by

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(Name) Dale Corley

(Address) 2100 Sixteenth Avenue, South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Five Thousand and No/100 (\$85,000.00) DOLLARS

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

Grady P. Huff Hamby, and husband, David Hamby

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

Hugh B. Mitchell, Jr. and wife, Amy B. Mitchell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, thence in a Northerly direction along the Westerly line of said Quarter-Quarter section a distance of 852.88 feet; Thence turn an angle to the right of 118° 15' 30" and run 123.43 feet; thence turn an angle to the left of 90° 00' 00" and run 50.0 feet to the point of beginning of the property herein described: Thence continue along last described course a distance of 209.82 feet; thence turn an angle to the right of 90° 00' 00" and run a distance of 100.00 feet; thence turn an angle to the right of 90° 00' 00" and run a distance of 209.82 feet; thence turn an angle to the right of 90° 00' 00" and run a distance of 100.00 feet to the point of beginning.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

Grady P. Huff Hamby and Grady P. Huff grantee in Volume 307, page 346, is one and the same person.

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 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 2nd

day of June, 19 83.

WITNESS:

Deed TAX \$85.00  
Rec 1.50  
Ind 1.00  
87.50 1983 JUN 14 AM 10:09  
(Seal)  
(Seal)  
(Seal)

Grady P. Huff Hamby (Seal)  
David Hamby (Seal)  
David Hamby (Seal)

STATE OF ALABAMA  
Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grady P. Huff Hamby and husband, David Hamby 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 2nd day of June, A. D., 19 83

My Commission Expires: 9-7-87