



This instrument was prepared by
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(Address) P. O. Box 1007, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-NINE THOUSAND NINE HUNDRED AND NO/100TH (\$49,900.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KEN MITCHELL, A MARRIED MAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN E. SHEPHERD, JR. AND WIFE JOYCE T. SHEPHERD
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

Lot 21, according to the survey of Monte Verde as recorded in Map Book 6 Page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$49,626.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: Rt. 2, Box 269, Cordova, Alabama

GRANTEES' ADDRESS: 21 Monte Verde Lane, Montevallo, Alabama

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 13TH day of OCTOBER, 1983

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed TAX .50
See 1.80
Ind 1.00
3.00
1983 OCT 14 PM 2:14
see Mtg 437-832
JUDGE OF PROBATE

Ken Mitchell (Seal)
KEN 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 KEN MITCHELL, A MARRIED MAN 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 HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13TH day of OCTOBER, 1983

[Signature]
Notary Public.