

This instrument was prepared by

1031

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-THREE THOUSAND NINE HUNDRED AND NO/100TH (\$73,900.00)--- 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

MICHAEL D. MCINTIRE AND WIFE, SUE MCINTIRE

(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 3, Block 5, according to the Survey of Meadowlark, as recorded in Map Book 7 Page 98 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.

\$70,200.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantor's Address: Route 2, Box 269, Cordova, Alabama

Grantee's Address: 1248 Siskin Drive, Alabaster, Alabama 35007

THE SELLER AFFIRMS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HIS HOMESTEAD. THE SELLER'S HOMESTEAD IS LOCATED AT ROUTE 2, BOX 269, CORDOVA, ALABAMA.

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 20TH day of JANUARY, 19 84

WITNESS:

NOTARY PUBLIC SHELBY CO.
NOTARY THIS
NOTARY WITNESS

(Seal)

KEN MITCHELL

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Recd TAX 4.00
Rec 1.50
Ind 1.00
6.50

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 HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20TH day of JANUARY A. D., 19 84