

This instrument was prepared by

(Name) ✓ COURTNEY H. MASON, JR., P.A.

(Address) P. O. BOX 1007, 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 SIXTY THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100TH (\$60,875.00) 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

JAMES L. WADDELL AND WIFE, SUSAN R. WADDELL

(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 28 Block 4, 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.

\$54,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: Route 2, Box 269, Cordova, Alabama

GRANTEES' ADDRESS: 1108 Siskin Drive, Alabaster, Alabama 350007

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 8TH day of MARCH, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INST. 444-835
1984 MAR 12 PM 3:51

Rec 700
150
100
950

Ken Mitchell (Seal)
KEN MITCHELL

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

Given under my hand and official seal this 8TH day of MARCH, 1984