

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(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 TWENTY THOUSAND AND NO/100TH (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLIE LEE MIZE, A WIDOW

(herein referred to as grantors) do grant, bargain, sell and convey unto
JAMES S. RUSSELL AND WIFE, CHRISTINE M. RUSSELL

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

SHELBY County, Alabama to-wit:

Commence at the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21, Range 3 West, and run West 278 feet to point of beginning, thence due North 210 feet, thence run West 82 feet; thence due South 210 feet, thence due East 82 feet to point of beginning; lying and being in the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21, Range 3 West; being situated in Shelby County, Alabama.

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

Charlie Lee Mize is the surviving grantee of deed recorded in Deed Book 206 page 130, in the Probate Office of Shelby County, Alabama; the other grantee, William Manley Mize having died on or about the 12th day of August, 1980.

\$16,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: _____

GRANTEES' ADDRESS: 917 4th Avenue S.W., Alabaster, AL 35007

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 16TH day of APRIL, 19 84

WITNESS:

Deed Tax 4.00
Rec 1.50
3rd 1.00
6.50
STATE OF ALA. SHELBY CO. 1984 APR 17 PM 4:16
I CERTIFY THIS INSTRUMENT WAS FILED
See Mtg 447-57
JUDGE OF PROBATE

Charlie Lee Mize (Seal)
CHARLIE LEE MIZE

_____ (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 CHARLIE LEE MIZE, WIDOW OF WILLIAM MANLEY MIZE 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 SHE HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16TH day of APRIL, 19 84