

This instrument was prepared by

(Name) Courtney H. Mason, Jr., P.A.

(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 ONE THOUSAND AND NO/100TH (\$1,000.00)-----DOLLARS

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

ROBERT E. BYRD AND WIFE, JOYCE C. BYRD

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

JIMMY DANIEL MIMS AND WIFE, REBECCA THOMAS MIMS

(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 6 of Kenton Brant Nickerson Subdivision as recorded in Map Book 5 page 53, in the Office of the Judge of Probate 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.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc. as recorded in Mortgage Book 316, Page 291, which was assigned to Molton, Allen & Williams, Ltd in Misc. Book 45, Page 402 and further assigned to First Atlanta Mortgage Corporation in Misc. Book 46, Page 533, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: 1317 2nd Avenue S.W., Alabaster, Alabama 35007

GRANTEES' ADDRESS: 1356 2nd Avenue S.W., Alabaster, Alabama 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, WE have hereunto set OUR hand(s) and seal(s), this 9TH day of MAY, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Tax 1.00
Rec 1.50
Ind 1.00
3.50

1984 MAY 15 AM 9:48

Thomas J. ... (Seal)
JUDGE OF PROBATE

Robert E. Byrd (Seal)
Joyce C. Byrd (Seal)
Joyce C. Byrd (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ROBERT E. BYRD AND WIFE, JOYCE C. BYRD 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9TH day of MAY, A. D., 1984