

SEND TAX NOTICE TO:

(Name) BEN AND JOYCE MITCHAM

(Address) 2225 Acton Place
Bham, Ala. 35243

This instrument was prepared by

(Name) JAMES E. ROBERTS, ATTORNEY

(Address) 2230 THIRD AVENUE NORTH

Form 1-1.5 Rev. 5/82 BIRMINGHAM AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifteen Thousand Five Hundred and 00/100 DOLLARS

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

James L. Dunnaway and wife, Barbara Dunnaway

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

Ben Mitcham and wife, Joyce Mitcham

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

Shelby

County, Alabama to-wit:

From the Northeast corner of NW 1/4 of NE 1/4 of Section 21, Township 19 South, Range 2 West, run Westerly along North boundary line of said 1/4 - 1/4 Section 180.75 feet to the point of beginning of the land herein described; thence continue Westerly along the North boundary of said 1/4 - 1/4 Section 180.75 feet; thence turn an angle of 92 degrees 03 minutes 40 seconds to the left and run Southerly 361.5 feet; thence turn an angle of 87 degrees 56 minutes 20 seconds to the left and run Easterly 180.75 feet; thence turn an angle of 92 degrees 03 minutes 40 seconds to the left and run Northerly 361.5 feet to the point of beginning. This land being part of NW 1/4 of NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama.

Mineral and Mining Rights Excepted.

Subject to all easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 1st day of Aug., 19 84.

WITNESS:

Deed TAX 15.50
Rec 2.30
Ind 1.00
79.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1984 AUG -2 AM 11:05
(Seal)

STATE OF ALABAMA

COUNTY JUDGE OF PROBATE

James L. Dunnaway (Seal)
JAMES L. DUNNAWAY

Barbara Dunnaway (Seal)
BARBARA DUNNAWAY

I, the undersigned, a Notary Public in and for said County of said State, hereby certify that James L. Dunnaway and wife, Barbara Dunnaway whose names 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 executed the same on the day the same bears date.

Given under my hand and official seal this 1st day of Aug.

James E. Roberts
Notary Public