

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

John W. Steeg

NAME Frank K. Bynum, Attorney
2100 - 16th Avenue, South
ADDRESS Birmingham, AL 35205

1731 Mountain Laurel Lane

1138

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWO THOUSAND NINE HUNDRED AND NO/100 (\$102,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Marguerite Alisa Sivils Mitchell and husband, Terry L. Mitchell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John W. Steeg

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 50, according to the Survey of Davenport's Addition to

Riverchase West Sector 3, as recorded in Map Book 8, Page

53 A, B & C, in the Office of the Judge of Probate of Shelby

County, Alabama.

BOOK 332
PAGE 332

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

Marguerite Alisa Sivils Mitchell, one of the grantors herein, is one and the same person as Marguerite Alisa Sivils.

\$ 97,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 17th day of August, 1984

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

1984 AUG 22 AM 9:11
JES

(Seal)

(Seal)

(Seal)

Marguerite Alisa Sivils Mitchell

Marguerite Alisa Sivils Mitchell

Terry L. Mitchell

Terry L. Mitchell

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Recd TAX \$ 5.50
Rec 2.50
Jes 1000
9.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marguerite Alisa Sivils Mitchell and husband, Terry L. Mitchell 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August, A. D., 1984.

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

FMP/ATC

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

Frank K. Bynum
Notary Public.