

This instrument was prepared by

(Name) BILL WYNN, ATTORNEY AT LAW
1285-E Hueytown Road
(Address) Hueytown, Alabama 35023



576-1111-12 811
Alabaster Al.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

H. 500.00

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY-NINE THOUSAND TWO HUNDRED SEVENTEEN AND 15/100-----DOLLARS (\$31,717.15 of the above consideration being in the form of a mortgage assumed; \$13,000.00 of the above consideration being in the form of a mortgage given) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ROGER D. CLAYTON and wife, BRENDA CLAYTON,

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

JAMES E. MITCHELL and wife DEBORAH P. MITCHELL,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the Survey of Fall Acres Subdivision, Sector Two, as recorded in Map Book 5, Page 16, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1984.
2. 35-Foot building setback line from 12th Street S.W. as shown on recorded map.
3. Easements, restrictive covenants, conditions, line permits of record.
4. Mortgage to Engel Mortgage Company, Inc., recorded in Mortgage Book 358, Page 83, in Probate Office, which Grantees assume and agree to pay.

BOOK 002 PAGE 19

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 23rd day of August, 1984

WITNESS:

Deed TAX 4.50
Rec 2.50
Jud 1.00
800

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 1002-20
1984 SEP 13 AM 10:24
JAMES E. MITCHELL (Seal)
DEBORAH P. MITCHELL (Seal)

Roger D. Clayton by
William J. Wynn Attorney-in-Fact (Seal)
BRENDA CLAYTON by William J. Wynn Attorney-in-Fact (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 ROGER D. CLAYTON and wife, BRENDA CLAYTON, by their Attorney-in-Fact, WILLIAM J. WYNN, 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 executed the same voluntarily on the day the same were made.

Given under my hand and official seal this 23rd day of August, A. D., 1984

Form ALA-31



James M. Horton

Notary Public.