

(Name) Guy E. Mitchell  
1013 Burnt Pine Drive  
(Address) Prichard, Alabama 36007  
WAYLENE 35114

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, AL 35205  
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS

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

Robert F. Payne and wife, Carol D. Payne

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

Guy E. Mitchell and wife, Tammy M. Payne

(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 7, according to the Survey of Eagle Wood Estates, First Sector as recorded in Map Book 7, page 45 in the Probate Office of Shelby County, Alabama.


Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$54,350.00 of the purchase price \$57,250.00 was paid form a mortgage loan closed simultaneously herewith.

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 26th day of September, 19 84.

WITNESS:  
 STATE OF ALABAMA }  
Jefferson COUNTY }  
1984 OCT -2 AM 10:32  
by My 004-120 (Seal)

Robert F. Payne (Seal)  
Robert F. Payne  
Carol D. Payne (Seal)  
Carol D. Payne  
RECORDING FEES  
Send TAX 3.00  
Recording Fee 2.50  
Index Fee 1.00  
6.50

STATE OF ALABAMA }  
Jefferson COUNTY }  
I, the undersigned TOTAL \$ a Notary Public in and for said County, in said State,  
hereby certify that, Robert F. Payne and wife, Carol D. Payne  
whose name 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 26th day of September, A. D., 19 84

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