

SEND TAX NOTICE TO:

(Name) Guy E. Mitchell
 1013 Burnt Pine Drive
 (Address) Montgomery, Alabama 36007
MAYLINE 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 GRANTEEES 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 GRANTEEES) 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 from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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, 1984.

WITNESS:

STATE OF ALABAMA
I certify that this
1984 OCT -2 AM 10:32
(Seal)

see Mgt 004-120
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

Robert F. Payne (Seal)
Carol D. Payne (Seal)

RECORDING FEES
Deed TAX \$3.00
Recording Fee \$2.50
Index Fee 1.00
Total \$6.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Robert F. Payne and wife, Carol D. Payne whose name is 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 on the day the same bears date.

Given under my hand and official seal this 26th day of September, A. D. 1984

Dale Corley

Notary Public