

SEND TAX NOTICE
Paul J. Mitchell, Jr.
2057 Shagbark Road
Birmingham, AL 35244

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty One Thousand One Hundred and 00/100---- DOLLARS

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

Ronald D. Threadgill, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul J. Mitchell, Jr. and Ann C. Mitchell
(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 818, according to the Survey of Riverchase Country Club, Fifteenth Addition
as recorded in Map Book 8, page 168 in the Probate Office of Shelby County,
Alabama.

BOOK 059 PAGE 768

Subject to current taxes, easements, restrictions, building lines, agreements,
mineral and mining rights and rights of way of record.

\$108,900.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

This property is not now nor has it ever been the homestead of the Grantor
herein.

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, I have hereunto set my hand(s) and seal(s), this 30th
day of January, 1986.

STATE OF ALA. SHELBY CO. *Deed Tax - 1250*
WITNESS: I CERTIFY THIS
INSTRUMENT WAS FILED *250*
1986 FEB - 5 AM 9:30 *100* *Ronald D. Threadgill* (Seal)
(Seal) *16 00* Ronald D. Threadgill (Seal)
Judge of Probate (Seal) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ronald D. Threadgill, a married man
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 bears date.

Given under my hand and official seal this 30th day of January, A. D. 1986