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This instrument was prepared by
(Name) J. Michael Joiner
(Address) P. O. Box 1012, Alabaster, AL 35007

Send Tax Notice To: Patricia F. Boykin
name
Route 1, Box 468,
address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Twenty Two Thousand, Five Hundred and no/100ths***** DOLLARS

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

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

Patricia F. Boykin and husband, Connie J. Boykin

(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 10, the 1971 Addition to Shelby Shores, according to the Plat thereof
recorded in Map Book 5, page 96, in the Probate Office of Shelby County, Alabama.

Subject to rights of upstream and downstream riparian owners.

Subject to taxes, easements and restrictions of record.

Mineral and Mining rights excepted.

\$98,000.00 of the above referenced purchase price has been paid by a mortgage loan
closed simultaneously herewith.

The Grantees address is; Route 1, Box 468
Shelby, AL 35143

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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, I have hereunto set my hand(s) and seal(s), this 28th
day of November, 19 86

WITNESS
STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 DEC -1 PM 2:58

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STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for Said County, in said State,
hereby certify that Janice Kay Mitchell
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of November, A. D., 19 86