

This instrument was prepared by

3145
Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of Twenty Eight Thousand and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein James W. Mills and wife, Bernice B. Mills; and June M. Hartsell and husband, Lee E. Hartsell

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

William F. Setzer and Candy Setzer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lots 1, 2 and 3 of Block 8, according to the map and survey of Pine Grove Camp, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, at pages 8 and 24.
Situating in Shelby County, Alabama.

*\$21,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

GRANTEE'S ADDRESS:

P.O. Box 333
Shelby, Alabama 35143

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 15th day of August, 1988.

WITNESSES

X James W. Mills (Seal)
X Bernice B. Mills (Seal)
X Bernice B. Mills (Seal)

June M. Hartsell (Seal)
June M. Hartsell
Lee Hartsell (Seal)
Lee Hartsell (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 James W. Mills and wife, Bernice B. Mills whose names 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 12th day of August, A. D., 19 88

Form 31-A
NOTARY PUBLIC

William R. Justice
Notary Public.

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that June M. Hartsell and husband Lee E. Hartsell, whose names 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 on this the 15th day of August, 1988.

Thomas H. Day
Notary Public

STATE OF ALA. SHELTON
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 29 PM 1:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Fee	\$ 7.00
2. Mfg. Fee	
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
TOTAL	\$ 15.00

485 JAN 105 1008

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

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RECEIVED
JUL 29 1988
NOTARY