

1154

SEND TAX NOTICE TO:

(Name) Walter R. Mitchell and Betty Mitchell
(Address) P. O. Box 241, Shelby, Al. 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Five thousand two hundred and no/100 ----- DOLLARS

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

Debbie J. Horton, a single woman

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

Walter R. Mitchell and wife, Betty Mitchell

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

Shelby County, Alabama to-wit:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East; thence run South along the East line of said quarter-quarter section a distance of 122.86 feet to a point on the South right-of-way line of Shelby County Highway No. 61 and the point of beginning; thence continue South along the East line of said quarter-quarter Section a distance of 155.54 feet to the center line of the Old Montgomery Road; thence turn an angle of 71 deg. 53 min. 27 sec. to the right and run along the center line of said road a distance of 649.63 feet; thence turn an angle of 38 deg. 04 min. 54 sec. to the left and run along the center line of said road a distance of 262.28 feet to the North line of Beeswax Creek; thence turn an angle of 50 deg. 40 min. 27 sec. to the right and run a distance of 82.16 feet to the South right-of-way line of Shelby County Highway #61; thence turn an angle of 124 deg. 53 min. 28 sec. to the right, to the tangent of a right-of-way curve and run along said right-of-way curve whose delta angle is 43 deg. 52 min. 32 sec. to the right, radius is 1,128.28 feet, length of arc is 864.00 feet, to the point of tangent of said curve; thence continue in the same direction along said right of way, a distance of 195.40 feet to the point of beginning. This being situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama.

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 16

day of September, 19 88

WITNESS: STATE OF ALA. SHELBY
1. Deed Tax \$ 5.50 I CERTIFY THIS
2. Mtg. Tax INSTRUMENT WAS FILED (Seal)
3. Recording Fee 7.50 88 SEP 16 PM 12:06 (Seal)
4. Indexing Fee 1.00 (Seal)
TOTAL 9.00 Frank G. Snowden, Jr. (Seal)
STATE OF ALABAMA JUDGE OF PROBATE
Shelby COUNTY }

Debbie J. Horton (Seal)
Debbie J. Horton (Seal)

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Debbie J. Horton, a single woman
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 she executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 16 day of September, A.D., 19 88
Frank G. Snowden, Jr. Public.