

SEND TAX NOTICE TO:

(Name) H. Donald Mims, Jr.

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Atty.
P. O. Box 822
 (Address) Columbiana, AL 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 Nineteen Thousand, Five Hundred and no/100 DOLLARS

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

Robert P. Parker, a married man and S. W. Smyer, Jr., a married man

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

H. Donald Mims, Jr. and wife, Kathryn T. Mims

(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 62, COUNTRYSIDE AT CHELSEA, THIRD SECTOR, according to the map recorded in Map Book 12, Page 84, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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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, we have hereunto set OUR hand(s) and seal(s), this 21st

day of August, 1989

1. Dead Tax \$ 19.50

2. Mtg. Tax _____

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 26.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

89 AUG 25 AM 10:40

JUDGE OF PROBATE

STATE OF ALABAMA
 SHELBY

COUNTY

Robert P. Parker (Seal)

S. W. Smyer, Jr. (Seal)

S. W. Smyer, Jr. (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert P. Parker and S. W. Smyer, Jr., married men whose name s 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 21st day of August, A. D., 1989

James H. Henderson

John Harrison Phillips

Notary Public