

1440

This instrument was prepared by

Harrison, Conwill, Harrison & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

____ COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Thousand and no/100----- DOLLARS

and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Austin Mitchell, a widower

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

Mary Ann Watkins, or Jack Ingram and Wilma Ingram

(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 39 and 40 of Mitchell Subdivision, as recorded in Deed Book 4,
Page 41 in the Probate Office of Shelby County, Alabama.**

SUBJECT to all restrictions and rights-of-way of record.

**Grantor is the widower of Cora B. Mitchell, deceased, who died on
February 22, 1988**

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1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 4.00
5. No. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 8.50

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, I have hereunto set MY hands(s) and seal(s), this 22nd day of March, 19 90.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR 22 PM 1:25
Judge of Probate

Austin Mitchell (Seal)
Austin Mitchell (Seal)
____ (Seal)
____ (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Austin 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, A. D., 19 90.

Eva D. Mooney
Notary Public.

Mary Watkins
41 Kennedy Ave.