

1907
Prepared by: Trimmier and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: Jo Ann Harrell and Dorothy C. Watts
2433 Coronada Drive, Birmingham, AL 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and 00/100 Dollars (\$15,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), Lucille Mize, an unmarried woman, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, Jo Ann Harrell, an unmarried woman and Dorothy C. Watts, an unmarried woman (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I.
LOT NUMBERED 1, AS PER MAP OF BENSON'S CAMP ON WAXAHATCHEE CREEK WHICH IS RECORDED IN, MAP BOOK 4, PAGE 28 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Lucille Mize is the surviving grantee of that certain deed recorded in Deed Book 268, page 733, the other grantee, James L. Mize, having died on or before August 3rd, 1985. Parcel I.

The purchase price of \$15,000.00 includes additional property sold to Grantees herein on this date and filed simultaneously herewith.

- (1) Subject to property taxes for the current year.
(2) Subject to easements, restrictions, covenants and conditions, if any.
(3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), this 23rd day of April, 1990.

RECORDING FEES
Seal Fee - 15.00
Recording Fee \$ 2.50
Index Fee 3.00
TOTAL 7.00
STATE OF ALABAMA 21.50;
COUNTY OF SHELBY)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR 27 PM 2:10

Lucille Mize (SEAL)
Lucille Mize
(SEAL)

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucille Mize, an unmarried 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 foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of April, 1990.

My Commission Expires: 11-19-90

Notary Public

Alvin H. Sills