

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice To:
Curtis L. Mitchell
DeLisa Mitchell
400 Norwick Circle
Alabaster, Alabama 35007

400

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Sixty Thousand Five Hundred and 00/100'S *** (\$160,500.00) Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ronald Roy Buckley and wife, Joan Anne Buckley (herein referred to as grantors) do grant, bargain, sell and convey unto Curtis L. Mitchell and DeLisa 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:

Lot 27, Block 4, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13, Page 23 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easement to Alabaster Water and Gas Board as shown in Real Volume 124, Page 255.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 337, Page 885.
4. Restrictions appearing of record in Real Volume 228, Page 563.
5. 35 foot building line, as shown by recorded plat.
6. 5 foot easement on North side, as shown by recorded plat.

BOOK 381 PAGE 831

\$144,450.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 31st of December, 1991.

1. Deed Tax	\$ 16.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.50
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 23.00

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

92 JAN -8 AM 8:51

JUDGE OF PROBATE

Ronald Roy Buckley (Seal)
Ronald Roy Buckley

Joan Anne Buckley (Seal)
Joan Anne Buckley

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Roy Buckley and wife, Joan Anne Buckley 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 31st day of December, 1991.

Notary Public
Affix Seal