

SEND TAX NOTICE TO:
Darren G. Raspino
4845 Keith Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
One Hundred Eighteen Thousand and 00/100*****Dollars
(\$118,000.00) to the undersigned Grantor or Grantors in hand
paid by the Grantees herein, the receipt of which is hereby
acknowledged, we, Ronald A. Mitchell and wife, Cynthia K. Mitchell,
(herein referred to as Grantors) do grant, bargain, sell and convey
unto

Darren G. Raspino and wife, Melisaa H. Raspino
(herein referred to as Grantees) as joint tenants, with right of
survivorship, the following described real estate, situated in the
State of Alabama, County of Shelby, to-wit:

Lot 13, Block 12, according to the Survey of
Broken Bow South, as recorded in Map Book 11,
Page 82, in the Probate Office of Shelby
County, Alabama.;

Subject to existing easements, restrictions, set back lines, rights
of ways, limitations, if any, of record, and Ad Valorem taxes
for 1992, which said taxes are not due and payable until October
1, 1992.

\$112,100.00***** of the purchase price recited above was paid
from 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 I (we) do for myself (ourselves) and for my (our) heirs,
executors, and administrators covenant with 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 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 6 day of July, 1992.

Ronald A. Mitchell (Seal)
Ronald A. Mitchell

Cynthia K. Mitchell (Seal)
Cynthia K. Mitchell

Return To: *K.F.*
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

1992-16368

State of Alabama

~~Wet/Kep~~
Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Ronald A. Mitchell and wife, Cynthia K. Mitchell, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of July, 1992.

Amy Wade

Notary Public

My commission expires: 11-30-93

Inst # 1992-16368

08/07/1992-16368
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00