

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND SIX HUNDRED THIRTY EIGHT & NO/1---- (\$127,638.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joann Dailey Hazelrigs, a married woman (herein referred to as grantors), do grant, bargain, sell and convey unto Ronnie A. Mitchell and wife, Cindy Mitchell (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description attached hereto as exhibit A and incorporated herein by reference.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$115,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 6272 Alabama Highway 119 Birmingham, Alabama 35242

*gpr* This property is not the grantors homestead as defined by the Code of Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 stated 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 hand and seal, this 17th day of June, 1993.

*Joann Dailey Hazelrigs* (SEAL)  
Joann Dailey Hazelrigs

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Joann Dailey Hazelrigs, a married 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June A.D., 1993

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public  
06/24/1993-18485  
11:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 22.00

Inst # 1993-18485

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:  
Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West and run in an easterly direction along the South line of said 1/4-1/4 section a distance of 765.69 feet to a point on the Northwesternly right-of-way line of Alabama Highway No. 119; thence turn an angle to the left of 56 deg. 15 min. 26 sec. and run in a Northeasterly direction along said right-of-way line a distance of 298.65 feet to the point of beginning of the parcel herein described; thence continue along the last stated course a distance of 112.57 feet to a point; thence 77 deg. 21 min. 07 sec. to the left in a northwesterly direction a distance of 168.12 feet to a point; thence 112 deg 30 min. 54 sec. left in a southwesterly direction a distance of 83.52 feet to a point; thence 10 deg. 05 min. 11 sec. right in a southwesterly direction a distance of 59.27 feet to a point; thence 07 deg. 27 min. 14 sec. left in a southwesterly direction a distance of 8.30 feet to a point; thence 82 deg. 55 min. 16 sec. left in a southeasterly direction a distance of 148.91 feet to the point of beginning.

*JPH*

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