

✓ This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

Send Tax Notice To:
Cornel & Audrey Mixon
P.O. Box 1891
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and No/100 Dollars (\$3,000.00) 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, James Graham and wife, Irene Graham (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Cornel Everette Mixon and wife, Audrey Bailey Mixon (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 right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of SW1/4 of SW1/4, Section 36, Township 21, Range 1 West and run thence North 85 degrees East 2010 feet to center of the right-of-way line of the L & N Railroad; Thence along same North 23 degrees 30 minutes West 2535 feet, more or less, to a starting point; thence along same North 23 degrees 30 minutes West 99 feet, more or less; thence South 85 degrees West 450 feet; more or less, and parallel to the North line of said plot of land; thence South 2 degrees 30 minutes East 97 feet, more or less, and parallel to the West line of said plot of land; thence East 485 feet; more or less, and parallel to the North line of said plot of land to the point of beginning. Containing one acre, more or less.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

Inst # 1993-22563

07/30/1993-22563
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

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 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 30th day of July, 1993.

James Graham
James Graham
Irene Graham
Irene Graham

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that James Graham and wife, Irene Graham, whose names are signed to this deed, who are known to me acknowledged before me on this day, that being informed of the contents of the deed they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 1993.

Joseph Powers
Notary Public
My Commission Expires: 8-14-95

Inst # 1993-22563

07/30/1993-22563
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD
4.00