

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

Know All Men by These Presents, that in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED and No/100's Dollars (\$119,900.00) in hand paid by the grantees herein, the receipt whereof is acknowledged, we, BRENT C. MIZELL and wife, KATHRYN D. MIZELL (herein referred to as grantors), grant, bargain, sell and convey unto DAVID F. RUSHTON and TONYA SMITH RUSHTON, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 7, Block 1, according to the survey of Cedar Cove, Phase II, as recorded in Map Book 9, Page 111 in the Probate Office of Shelby County, Alabama.

The purchaser has given a first purchase money mortgage of \$113,900.00 to secure part of the purchase price. Subject to any and all matters of public record and other matters which could be revealed by a survey.

TO HAVE AND TO HOLD to the said grantees as joint tenants, with right of survivorship, their heirs and assigns forever. 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 hand and seal, this 23rd day of September, 1993.

Brent C. Mizell
BRENT C. MIZELL

Kathryn D. Mizell
KATHRYN D. MIZELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said county, in said State, hereby certify that BRIAN C. MIZELL and KATHRYN D. MIZELL, 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 23rd day of September 1993.

Mark E. Tippins
Notary Public

Prepared by: Mark E. Tippins, Attorney, 14 Office Park Circle, #105
Birmingham, Alabama 35223 (205) 870-4343

Send Tax Notice To: David F. Rushton, 112 Cedar Cove Drive,
Pelham, AL 35124

Inst # 1993-30975

10/06/1993-30975
04:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS 14.65

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