

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Thomas E. Mitchell

(Address) 275 Wilson Drive
Montevallo 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Five Thousand, and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William S. Robinson, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas E. Mitchell and wife, Madalyn 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:

The South One Half (1/2) of Lot 17, according to the survey of Wilson Subdivision No. 1, in Corporate limits of Montevallo as recorded in Map Book 3, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$24,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

Inst # 1994-24957

08/09/1994-24957
02:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50

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 the 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 (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(s) and seal(s), this 5th day of August, 1994.

WITNESS:

(Seal)
(Seal)
(Seal)

William S. Robinson (Seal)
William S. Robinson

(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that William S. Robinson

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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 5th day of August, A. D. 1994

Notary Public.