

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway, Suite 212
(Address) Birmingham, Alabama 35216

Lloyd S. Mishkel
Send Tax Notice To: Kaylon R. Mishkel
4135 Ashington Drive
Birmingham, Alabama 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Two Thousand Five Hundred and No/100 --- DOLLARS
(\$272,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles M. McLeod and wife, Pam C. McLeod
(herein referred to as grantors) do grant, bargain, sell and convey unto

Lloyd S. Mishkel and Kaylon R. Mishkel
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 204, according to the Survey of Brook Highland an Eddleman Community 6th Sector 1st Phase, as recorded in Map Book 14, page 83, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1995 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.
Mineral and mining rights excepted.

\$192,500.00 of the above recited purchase price was paid for from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-29988

10/03/1994-29988
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 88.50

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, We have hereunto set our hand(s) and seal(s), this 28th
day of September, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles M. McLeod (Seal)
Pam C. McLeod (Seal)
Pam C. McLeod (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Charles M. McLeod and wife, Pam C. McLeod whose name s 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 28th day of September A. D. 1994

Susan Clegg
Notary Public.
My commission expires: 9-13-96