

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Send Tax Notice To: MICHAEL THOMAS FREEMAN
name
320 Tradewinds Circle
address
Alabaster, AL 35007

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 Ninety-Five Thousand Nine Hundred and no/100 DOLLARS

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

LINDA F. WALLACE MIXON AND HUSBAND, JOHN G. MIXON, JR.

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL THOMAS FREEMAN and wife, CYNTHIA D. FREEMAN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 86,300.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-08556

LINDA F. WALLACE MIXON IS ONE AND THE SAME PERSON AS LINDA F. WALLACE.

04/04/1995-08556
11:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 21.00

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 herunto set our hand(s) and seal(s), this 31st day of March, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Linda F. Wallace Mixon (Seal)
LINDA F. WALLACE MIXON

John G. Mixon, Jr. (Seal)
JOHN G. MIXON, JR.

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LINDA F. WALLACE MIXON AND HUSBAND, JOHN G. MIXON, JR. 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 31st day of March A. D., 19 95

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public.

EXHIBIT "A"

LOT 87 OF PORTSOUTH, THIRD SECTOR AS RECORDED IN MAP BOOK 7, PAGE 110
IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA: LESS
AND EXCEPT THAT PART OF SAID LOT LYING EAST OF THE CENTERLINE OF THE 100
FOOT ALABAMA POWER COMPANY RIGHT-OF-WAY.

Inst # 1995-08556

04/04/1995-08556
11:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00