

This instrument was prepared by

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1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND & NO/100---- (\$95,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Stephen P. Mitchell, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto William C. Gaulden and wife, Evelyn S. Gaulden (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:

Inst # 1996-06325

Lot 46, according to the Survey of Eaglewood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$90,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1305 Yellowleaf Circle Alabaster, Alabama 35007

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 and seal, this 26th day of February, 1996.

Stephen P. Mitchell
By: *Laura Dee Heslop* (SEAL)
Stephen P. Mitchell
His Attorney-in-Fact

State of Alabama)
County of Shelby)

02/28/1996-06325
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC3 12.30

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Laura Dee Heslop, whose name as Attorney In Fact for Stephen P. Mitchell, a single individual 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, he, in his capacity as such Attorney In Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 26th DAY OF FEBRUARY, 1996.

My Commission Expires:

3/30/99

George F. Tate
Notary Public