

SEND TAX NOTICE TO:

✓ Marvin Allen Mizzell
Vickie Ann Mizzell
271 Mizzell Road
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst • 1997-05680

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Dollars (\$5,000.00) DOLLARS and the execution of a purchase money mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I Marvin Eugene Horton who is one and the same as M. E. Horton, a widower (herein referred to as grantors) do grant, bargain, sell and convey unto Marvin Allen Mizzell, Vickie Ann Mizzell, Stacey Michelle Mizzell, and Johnny Reb Padgett (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the SE corner of the SE ¼ of SE ¼, Section 27, Township 21, Range 1 West, and run thence West along the south boundary of said Quarter Quarter Section 70 yards to point of beginning of the lot herein described and conveyed; thence North and parallel with the East boundary of said Quarter Quarter Section 70 yards; thence West and parallel with the South boundary of said Quarter Quarter Section 70 yards; thence South and parallel with the East boundary of said Quarter Quarter Section 70 yards to the south boundary of said Quarter Quarter Section; thence East along the south boundary of said Quarter Quarter Section 70 yards to point of beginning; containing 1 acre, more or less.

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, or each of us, have hereunto set my or our hands and seals, this 21st day of February, 1997.

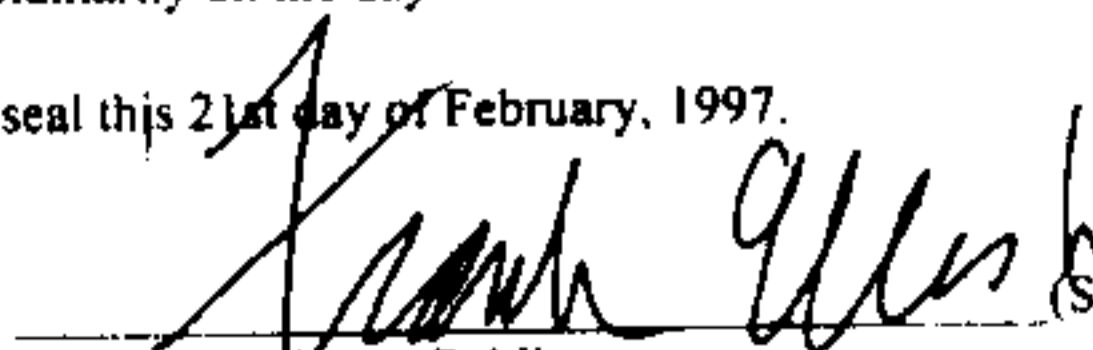
 (SEAL.)
Marvin Eugene Horton

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marvin Eugene Horton, who is one and the same as M. E. Horton, a widower, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 1997.

Inst • 1997-05680

 (SEAL.)
Notary Public

02/21/1997-05680
04:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 NC3

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