

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Mitchell Clyde Buchanan(Address) 136 Mission DriveMontevallo, AL 35115**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of One Hundred Seven Thousand and no/100 (\$107,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, etc.

Charles E. Heffner and wife, Kathleen L. Heffner

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

Mitchell Clyde Buchanan and wife, Katherine Crump Buchanan

(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 16, in Block 3, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 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.

\$ 106,479.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-15690

05/20/1997-15690
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCS 9.30

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 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 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 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 12th day of May, 19 97.

WITNESS

(Seal)_____
(Seal)_____
(Seal)Charles E. Heffner
(Seal)Kathleen L. Heffner
(Seal)Kathleen L. Heffner
(Seal)**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 Charles E. Heffner and wife, Kathleen L. Heffner, whose names 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 12th day of May, A.D., 19 97.

My Commission Expires:

Notary Public

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