

INSTRUMENT PREPARED BY:

Kevin K. Hays, Attorney at Law, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Phillip Wayne Hoggle
602 Park Forest Lane
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$127,500.00 to the undersigned Grantor, James H. Mitchell and wife Susan S. Mitchell, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Phillip Wayne Hoggle and wife Krista Isbell Hoggle (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 20, according to the survey of Park Forest Subdivision, Third Sector, as recorded in Map Book 16 page 101 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Address of the property: 602 Park Forest Lane
Montevallo, AL 35115

Described property to become the homestead of Grantee.

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$121,100.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of March, 1998.

By:

James H. Mitchell
Grantor

Susan S. Mitchell
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kevin K. Hays, a Notary Public in and for said County in said State, hereby certify that James H. Mitchell and wife Susan S. Mitchell whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of March, 1998.
Kevin K. Hays
Notary Public

Commission Expires: 11/15/00

04/02/1998-11663
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 15.00

Inst # 1998-11663