

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

1998-11663
Inst

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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 hereunto 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