

This Instrument was prepared by:  
Conwill & Justice, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
Tommy W. Mitchell  
Martha V. Mitchell  
9999 Hwy 42  
Shelby, Al 35143

CORPORATION FORM  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Thousand and no/100 (\$20,000.00), to the undersigned grantor, **LARRY CAIN REAL ESTATE COMPANY, INC.**, a corporation, (herein referred to as grantor), 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 **TOMMY W. MITCHELL and MARTHA V. MITCHELL** (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:

Lot 2, according to the Survey of Shelby Brook Estates Subdivision, as recorded in Map book 22, Page 159 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

**The above described property is for residential purposes only.**

**\$16,800 of the above recited purchase price was paid from a mortgage executed 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 it 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.

05/14/1998-17847  
03:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 15.50

*05/14/1998-17847*

Inst # 1998-17847

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13<sup>th</sup> day of May, 1998.

LARRY CAIN REAL ESTATE COMPANY, INC.

BY: *Larry E. Cain*

AS ITS: President

STATE OF ALABAMA     }  
COUNTY OF SHELBY    }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry E. Cain, whose name as President of Larry Cain Real Estate Company, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 13<sup>th</sup> day of May, 1998.



*William R. Justice*  
Notary Public  
My Commission Expires: 9/12/99

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