

SEND TAX NOTICE TO:

(Name) Timothy S. Mitchell
100 Red Oak Lane
(Address) Alabaster, AL 35007

This instrument was prepared by

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

Form 15-Res. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

One Hundred Twelve Thousand and no/100 ~~One Hundred Twelve Thousand and no/100~~ DOLLARS

That in consideration of

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. Chad Jordan and Jennifer T. Jordan, Husband and Wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy S. Mitchell and Jessica M. Mitchell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama to wit

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1998 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.

\$ 112,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

07/08/1998-25690
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00

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 in 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, WE have hereunto set, OUR hand(s) and seal(s), this 30th day of May, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

J. Chad Jordan
Jennifer T. Jordan

(Seal)

(Seal)

(Seal)

STATE OF

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Chad Jordan and Jennifer T. Jordan, Husband and Wife, whose name 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 30 day of May, A.D. 19 98

Notary Public

Inst. # 1998-25690

"A"

Lot 21, according to the Survey of Oakwood Village, Phase Two, as recorded in Map Book 20 page 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Inst # 1998-25690

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