

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, **WILLIAM CARR and wife, JOAN CALVERT CARR** (herein referred to as grantors) do grant, bargain, sell and convey unto **JAMES C. MITCHELL and wife, DEBRA L. 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 and Jefferson County, Alabama, to-wit:

Lot 61B according to a resurvey of Lots 61 and 62, Riverchase Country Club, Fifth Addition as recorded in Map Book 7, Page 126, in the Probate Office of Shelby County.

Minerals and mining rights accepted.

Subject to taxes for 1998.

Subject to restrictions, easements, rights of way and agreeent with Alabama Power Company of record.

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 we do, for ourselves and our heirs, executors and administrators covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 3rd day of August, 1998.

William Carr (SEAL)
William Carr

Joan Calvert Carr (SEAL)
Joan Calvert Carr

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Carr and wife, Joan Calvert Carr**, 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 3rd day of August, 1998.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 6, 2000.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

Anna J. Powell
Notary Public
08/03/1998-1999
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 77.00