

Send Tax Notice To:
Dennis and Elzie Moon
5037 Wagon Trace
Birmingham, Alabama 35242

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-47148

11/17/1999-47148
12:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 HNS 175.50

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 Three Hundred and Seventeen Thousand Dollars (\$317,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DENNIS R. MOON AND WIFE, ELZIE J. MOON**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **JOHN S. MITCHELL AND WIFE, AUDREY M. MITCHELL** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7, Block 5, according to the Survey of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record, including, but not limited to:

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable.
2. Easements as shown by recorded plat, including a 10 foot easement on the Southeasterly, Northeasterly and Southeasterly sides of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 10, page 515, Map Book 13 page 154 and Misc. Book 17 page 183 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126 page 343, Deed Book 293, page 755, Deed Book 291 page

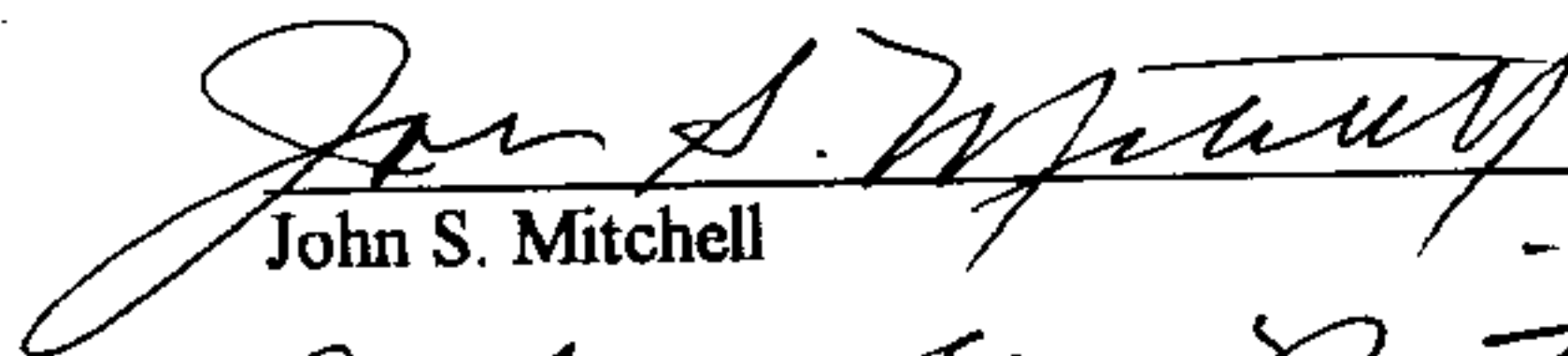
- 386 and Deed Book 109 page 293 in the Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 10 page 558 and covenants pertaining thereto recorded in Misc. Book 10 page 557 in Probate Office.
 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 64 page 267 in Probate Office.
 7. Deed and Agreement by and between, Metropolitan Life Insurance company, Inverness Point Homeowners Association, Inc., and the city of Hoover, in regard to sanitary sewage treatment facility as recorded in Real 314 page 561 and Agreement and Assignment as recorded in Real 328 page 64 and Supplemental deed and agreement in Real 876 in Probate Office.
 8. Restrictions, limitations and conditions as set out in Map Book 6 page 42.

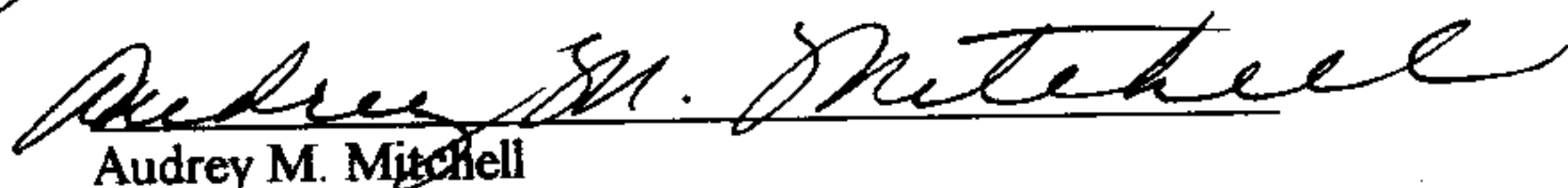
NOTE: \$155,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

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 to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the 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 do for myself and for my 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 noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seals, this 15th day of November, 1999.


John S. Mitchell


Audrey M. Mitchell

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John S. Mitchell and wife, Audrey M. Mitchell, 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 date the same bears date.

Given under my hand and official seal, this the 15th day of November, 1999.

Jay F Crawford
Notary Public
My commission expires: 07-26-03

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