

SEND TAX NOTICE TO:
James Tolbert Mizell
Sarah Halcomb Mizell
5005 Bent River Trace
Birmingham, Alabama 35216

This instrument was prepared by:
Patrick F. Smith
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Two hundred thirty-two thousand seven hundred-fifty
(\$ 232,750.00) paid by the grantee herein, the receipt of which is hereby acknowledged.
I/we,

Walter B. Collins and Meredith M. Collins,
husband and wife

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto

James Tolbert Mizell and Sarah Halcomb Mizell,
as joint tenants with rights of survivorship

(hereinafter Grantees), all of my/our right, title and interest in the following described real estate,
situated in SHELBY COUNTY, ALABAMA:

Lot 225 according to the Survey of Bent River Commons, 2nd Sector, as recorded in
Map Book 25, Page 25, in the Office of the Judge of Probate of Shelby County,
Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions
of record, and other matters which may be viewed by observation.

\$ 208,250.00 of the purchase price recited herein is from the proceeds of a purchase money
mortgage.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their
heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint
tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said
Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that
Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless
otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that
Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the
said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on

5-3-00

● Walter B. Collins
Walter B. Collins

● Meredith M. Collins
Meredith M. Collins

06/05/2000-18424
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
FOR REL 25.30

Inst 0 2000-18424

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter B. Collins 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on May 3, 2000

● Jan B. Richardson
Notary Public
Commission Expires: 3/13/2004

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Meredith M. Collins 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on May 3, 2000

● Jan B. Richardson
Notary Public
Commission Expires: 3/13/2004

06/05/2000-18424
01:21 PM CERTIFIED
SEALY COUNTY JUDGE & RECORDS
602 RL 15.30

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