

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) Gregory Nash
(Address) 12245 Hwy 42
Shelby Ala 35743

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA } **KNOW ALL MEN BY THESE PRESENTS**
Shelby COUNTY } **10/03/2000-34657**
08:54 AM CERTIFIED
That in consideration of One Hundred Seventeen Thousand Five Hundred and no/100ths **SHELBY COUNTY JUDGE OF PROBATE**
001 CJ1 34.50 **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Billy D. Mitchell and wife, Debbie Mitchell

(herein referred to as grantors) do grant, bargain, sell and convey unto
Gregory D. Nash and Tara M. Nash

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the Northwest corner of the SE 1/4 of the SW 1/4, Section 8, Township 22 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 165.00 feet; thence turn an angle of 88 degrees 52 minutes to the right and run a distance of 541.67 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 168.62 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 256.21 feet to a point on the Northwest right of way of Shelby County Highway No. 42; thence turn an angle of 50 degrees 24 minutes to the right and run along said highway right of way a distance of 122.18 feet; thence turn an angle of 112 degrees 40 minutes to the right and run a distance of 255.73 feet; thence turn an angle of 16 degrees 56 minutes to the right and run a distance of 89.45 feet to the point of beginning.
Situated in the SE 1/4 of the SW 1/4, Section 8, Township 22 South, Range 1 East, Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$94,000.00 of the above recited purchase price was paid from a mortgage recorded 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 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 29th day of September, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Billy D. Mitchell (Seal)
Billy D. Mitchell
Debbie Mitchell (Seal)
Debbie Mitchell

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy D. Mitchell and Debbie Mitchell whose name s 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 29th day of September, A.D., 19 2000

My Commission Expires: 10/16/2000

Notary Public.