

This instrument was prepared by

Send Tax Notice To: Robert D. Mitchell

(Name) James H. Weaver, Jr., Attorney
1029 South 23rd Street
(Address) Birmingham, Alabama 35205

name
3315 Bonds Avenue

address

Birmingham, Al 35224

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

10/03/2000-34808
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MMB 11.50

That in consideration of Five Hundred Dollars (\$500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James David Mitchell and wife, Lorene C. Mitchell

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert D. Mitchell and Janice S. 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:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 13, Township 22 South, Range 4 West, containing approximately ten (10) acres; said plot being designated as Plot No. 19 upon a map prepared by I. S. Gillespie, Engineer, dated April 26, 1946, and so identified and on file in the Office of the Boothton Coal Mining Company, Boothton, Alabama, minerals and mining rights excepted; and the right to haul through worked out openings and coal mined from other lands is reserved to grantor, its successors and assigns.

There is hereby reserved a right of way nine (9) feet in width along the east side of said plot and also along the south side of said plot, as a means of ingress and egress to and from said property and the other property shown on said map; and subject to the right of way for the Montevallo-Boothton public road as now situated on said plot.

Subject to easements, restrictions and limitations of record.

This deed was prepared from information furnished by the grantor herein, no title examination having been made.

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 19th day of September, ~~19~~ 2000.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

James David Mitchell (Seal)
James David Mitchell

Lorene C. Mitchell (Seal)
Lorene C. Mitchell

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Martha Self, a Notary Public in and for said County, in said State, hereby certify that James David Mitchell and wife, Lorene C. Mitchell whose name s are signed to the foregoing conveyance, and who wre 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 19th day of September A. D., 2000

Martha Self
Notary Public.