

5944

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TRENT P. MITCHELL
149 WINDSTONE PARKWAY
CHELSEA, AL 35043

Inst # 2001-25543
06/21/2001-25543
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 48.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY NINE THOUSAND and 00/100 (\$169,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BRADLEY J. FARRIS and MARIA H. FARRIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TRENT P. MITCHELL and JILL P. MITCHELL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF WINDSTONE, AS RECORDED IN MAP BOOK 25, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2001 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2031.
2. 25 FOOT BUILDING LINE ON NORTHEAST SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON SOUTHWEST AND SOUTH SIDES OF LOT AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1998-51875, INST. #1998-16151 AND INST. NO. 200-40161.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 236, PAGE 158, VOLUME 230, PAGE 832; VOLUME 230, PAGE 834; VOLUME 126, PAGE 67 AND VOLUME 216, PAGE 616.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$135,200.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BRADLEY J. FARRIS and MARIA H. FARRIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of May, 2001.

Bradley J. Farris
BRADLEY J. FARRIS

Maria H. Farris
MARIA H. FARRIS

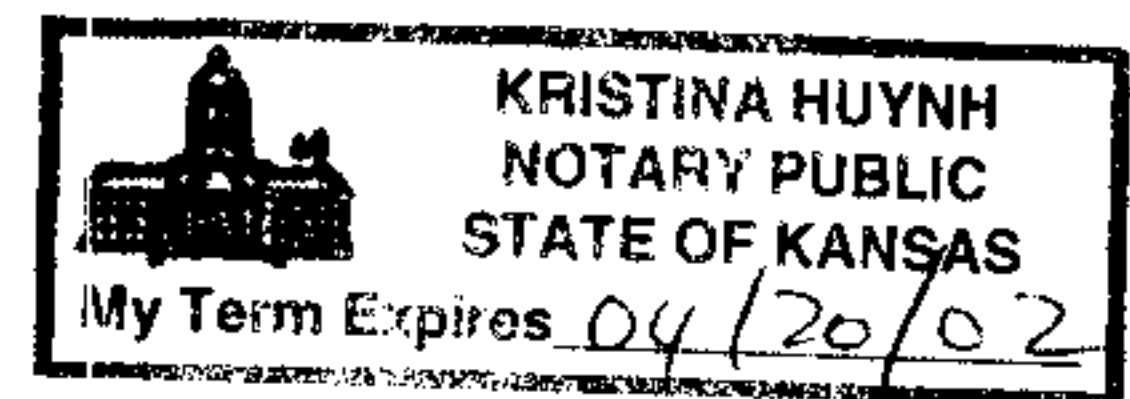
STATE OF Kansas
COUNTY OF Sedgewick

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRADLEY J. FARRIS and MARIA H. FARRIS, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of May, 2001.

Kristina Huynh 5/23/01
Notary Public



My commission expires: 04/20/02

Inst # 2001-25543

06/21/2001-25543
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 48.00