THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
Timothy S. Mitchell and
Jessica M. Mitchell
108 Park Forest Terrace
M

20021217000630730 Pg 1/1 16.50
Shelby Cnty Judge of Probate,AL
12/17/2002 11:43:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Four Thousand Nine Hundred and 00/100 Dollars------($104,900.00)---- to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP,** (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto Timothy S. Mitchell and Jessica M. Mitchell (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, ALABAMA:

LOT 46, ACCORDING TO THE SURVEY OF FAIRVIEW, AS RECORDED IN MAP BOOK 22, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:
Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines, and limitations of record.
$99,655.00 of the consideration was paid from the proceeds of a mortgage loan 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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is 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 the said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 7th day of November, 2002.

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER

BY: Marilyn F. Gawlik

NAME: MARILYN F. GAWLIK

TITLE: Assistant Secretary

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Texas

Bexar COUNTY}

This instrument was acknowledged before me on the 7th day of Nov., 2002 by Marilyn F. Gawlik whose name as Asst. Secretary of PRUDENTIAL HOMES CORPORATION, a New York corporation, GENERAL PARTNER of PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, on behalf of said partnership. is signed to the foregoing and who is known to me acknowledged before me on this day that being informed of the contents of the foregoing, she as such officer and with full authority executed the same voluntarily for and as the act of said corporation in its capacity as general partner of said limited partnership.

Gloria Pena
Notary Public

My Commission Expires:

GLORIA PENA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-04-2006

AFFIX SEAL

AFTER RECORDING RETURN TO:

BNL/ALWD