

THIS INSTRUMENT WAS PREPARED BY
L. BROOKS BURDETTE
Attorney at Law
Burdette & Associates, P.C.
1930 Edwards Lake Road
Suite 126
Birmingham, Alabama 35235

SEND TAX NOTICE TO:

JAMES E. MITCHELL
SHIRLEY K. MITCHELL

P.O. Box 49
Sterrett, AL. 35147

20030409000217370 Pg 1/2 54.00
Shelby Cnty Judge of Probate, AL
04/09/2003 15:28:00 FILED/CERTIFIED

WARRANTY DEED - JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY }

that in consideration of FORTY THOUSAND AND NO/100 (\$40,000.00) -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES W. MAY and wife QUEENIE C. MAY

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

JAMES E. MITCHELL and SHIRLEY K. 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:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

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 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 I have hereunto set OUR hand(s) and seal(s), this _____ day of APRIL, 2003.

WITNESS:

Doret Rose (Seal)

James W. May (Seal)
JAMES W. MAY

(Seal)

Queenie C. May (Seal)
QUEENIE C. MAY

STATE OF NEW YORK)
COUNTY OF Bronx)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES W. MAY and wife QUEENIE C. MAY, 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 2nd day of APRIL, 2003.

Doret Rose
Notary Public

My Commission Expires: April 12, 2003

FILE NO: 013-090

DORET ROSE
Notary Public, State of New York
No. 5011111
Qualified in Bronx County
Term Expires April 12, 2003

Beginning at a found 3 inch open top pipe corner that represents the northwest corner of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama and run thence easterly along the north line of said Section 28 a distance of 1306.58 feet to a found pine knot corner that represents the northeast corner of the northwest quarter of the northwest quarter of same said Section 28; Thence run South 01 degrees 26 minutes 25 seconds East along the east line of said northwest quarter of the northwest quarter of same said Section 28 a distance of 657.26 feet to a set capped rebar corner that represents the southeast corner of the north one half of said northwest quarter of the northwest quarter of said Section 28; Thence run South 89 degrees 32 minutes 15 seconds West along the south line of said north half of said northwest quarter of the northwest quarter a distance of 1299.63 feet to a found rebar corner in a rock pile on the west line of said said Section 28; thence run North 02 degrees 01 minutes 00 seconds West along said west line of said Section 28 a distance of 667.96 feet to the point of beginning.