

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) Lelia H. Mitchell

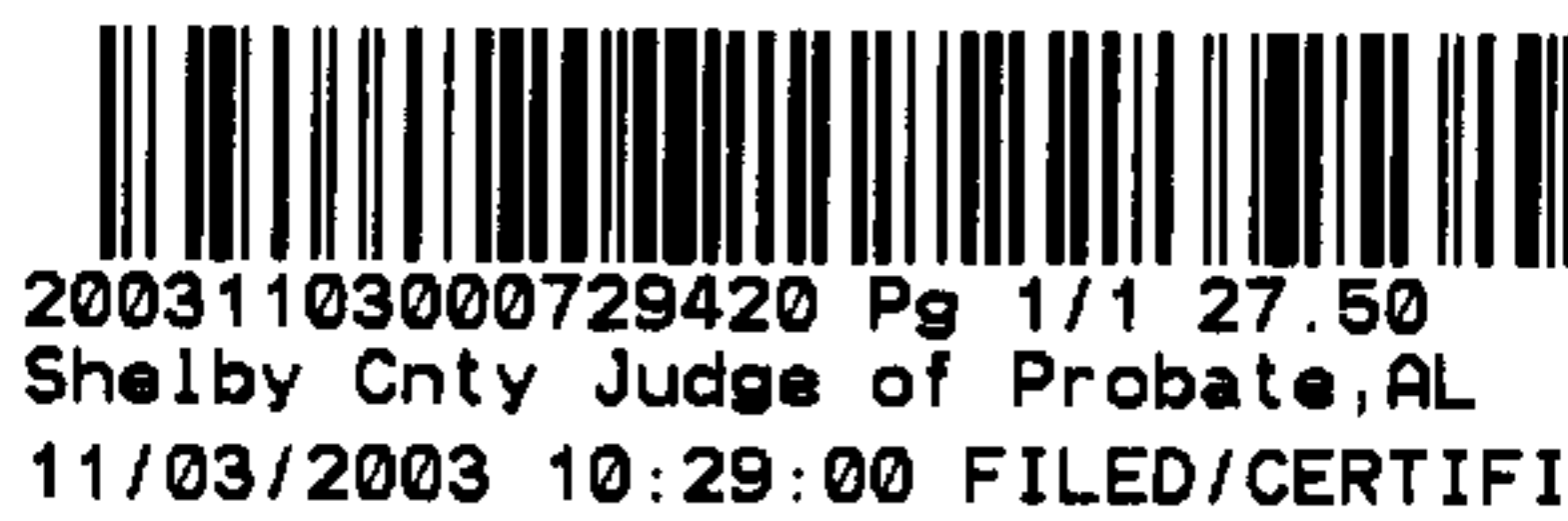
(Address) P.O. Box 660

Calera, Al. 35040

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Tit.



STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand Five Hundred and no/100 ----- DOLLARS

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

Richetta Harrell a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Lelia H. Mitchell and Jermaine B. 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:

One lot or parcel of land described as beginning on the West line of U.S. Highway #31 at a point where the same crosses the South line of Block 83 according to Dunstan's Survey and Map of Calera, Alabama, and run North, 4 degrees and 35 minutes East, 127 feet to the point of beginning of the lot herein described; thence South 81 degrees and 15 minutes West, 166 feet; thence North 7 degrees and 45 minutes West, 60 feet; thence North 81 degrees and 15 minutes East 166 feet; thence South 7 degrees and 45 minutes West, 60 feet to the point of beginning; being situated in NW 1/4 of SE 1/4 of Section 16, Township 22, Range 2 West, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this 27 day of October, 2003.

WITNESS:

(Seal)

(Seal)

(Seal)

Richetta Harrell
Richetta Harrell

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richetta Harrell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of October A. D., 20 03

Martha J. Wilder

Notary Public.