20060817000404890 1/2 \$70.00 Shelby Cnty Judge of Probate, AL 08/17/2006 04:14:54PM FILED/CERT

THIS INSTRUMENT PREPARED BY: BOARDMAN, CARR & HUTCHESON, P.C. 400 BOARDMAN DRIVE CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS: Anthony Mitchem P. O. Box 202 Westover, Alabama 35185

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty-Five Thousand and 00/100 (\$55,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Karen B. Hoofnagle, a married individual, Carisse Linn, a single individual, and Trenton Bradberry, a married individual, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Anthony Mitchem and Candi Mitchem, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Beginning at a solid bar found at the Southeast corner of the Northwest 1/4 of said Section 9; thence South 89 deg. 47 min. 21 sec. West along the South line of said Northwest 14/ a distance of 627.71 feet to a capped rebar found; thence leaving said South line North 02 deg. 28 min. 46 sec. East a distance of 640.59 feet to a 1/2 inch rebar set; thence North 89 deg. 48 min. 53 sec. East a distance of 600.00 feet to a 1/2 inch rebar found; thence South 00 deg. 00 min. 00 sec. East along the East line of said Northwest 1/4 a distance of 639.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Grantees shall have an easement 20 feet in width, the center line of which is the center line of an existing dirt road which crosses that certain property described in deed recorded in Deed book 308 page 706 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 17th day of August, 2006. Karen B. Moofnagle

Carisse Linn

Trenton Bradberry

STATE OF ALABAMA COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karen B. Hoofnagle, Carisse Linn, and Trenton Bradberry, whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2006.

NOTARY PUBLIC My Commission Expires: 10-26-2006

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Shelby County, AL 08/17/2006 State of Alabama

Deed Tax: \$55.00

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