This instrument was prepared by:
Mike T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Mike Mims

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

20080306000092970 1/1 \$18.00 Shelby Cnty Judge of Probate, AL 03/06/2008 02:22:12PM FILED/CERT

SHELBY COUNTY

That in consideration of Forty Seven Thousand dollars and Zero cents (\$47,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles W. Mobley, a <u>single</u> man (herein referred to as grantors) do grant, bargain, sell and convey unto Mike Mims and Teresa Mims (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NE ¼ of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama and being bound on the West side by the West line of said ¼ section and on the North, East and south sides by the centerline of Yellowleaf Creek.

Subject to taxes for 2008 and subsequent years.

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.

(\$40,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITHE	ess whereor, I have ne	reunto set my		1, this 157 day of January 2008. Charles W. Mobley Charles W. Mobley	へのる (Seal)
			(Seal)		(Seal)
			(Seal)		_ (Seal)
				Shelby County, AL 03/06/2008 State of Alabama Deed Tax:\$7.00	(Seal)
STATE OF	LO El Maso			General Acknowledgment	
I, the undesigned to the factorist of the contents of the	oregoing conveyance, and	d the same vo	wn to me, acoluntarily on t	said State, hereby certify that Charles W. Mobley where the charged before me on this day, that, being information the day the same bears date. Hereboard 2008: Additional Additional Charles W. Mobley with the charge of the charge of the charles W. Mobley with th	

Notary Public

My Commission Expires:

1-26-08

FEB

Janice Hasbrouck NOTARY PUBLIC STATE OF COLORADO

My Commission expires Jul 26, 2008