

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

20101130000400150 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
11/30/2010 10:25:55 AM FILED/CERT

Send Tax Notice to:
Robert D. Mitchell

2560 North Chandalar Ln.
Pelham AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVENTY FIVE THOUSAND AND NO/00 DOLLARS (\$75,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Alton Burk Dunaway and wife, Eleanor Faylene Dunaway (herein referred to as Grantor)** grant, bargain, sell and convey unto **Robert D. Mitchell and Janice S. Mitchell (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits 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 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of Nov., 2010.

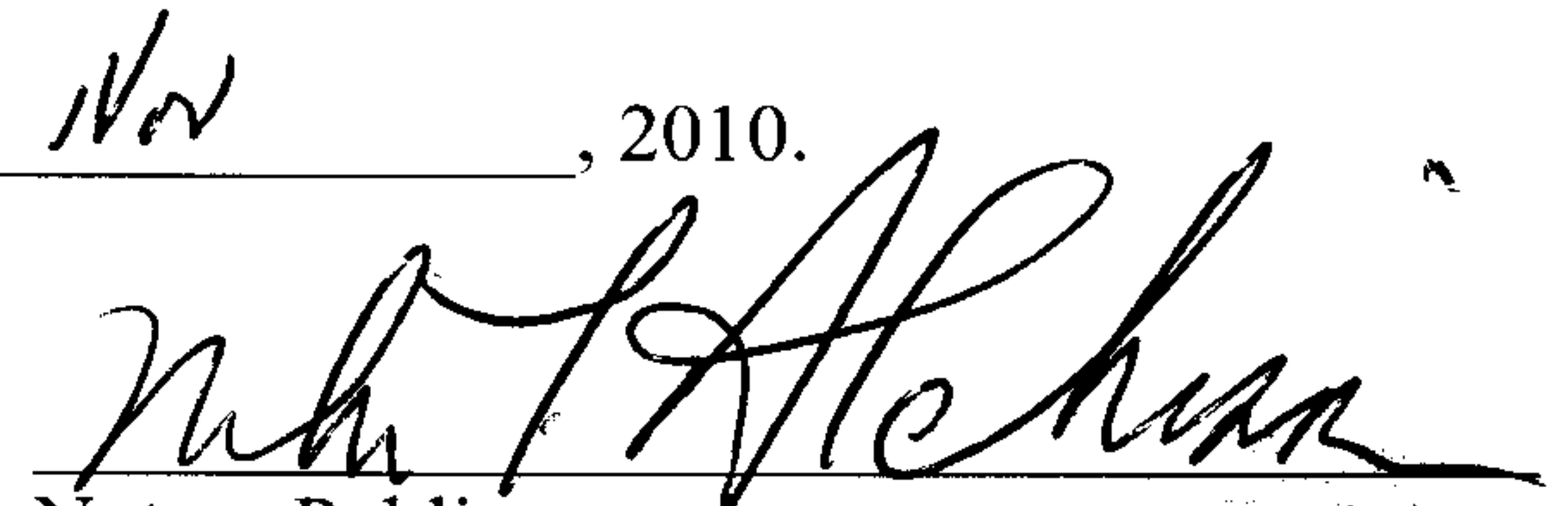

Alton Burk Dunaway

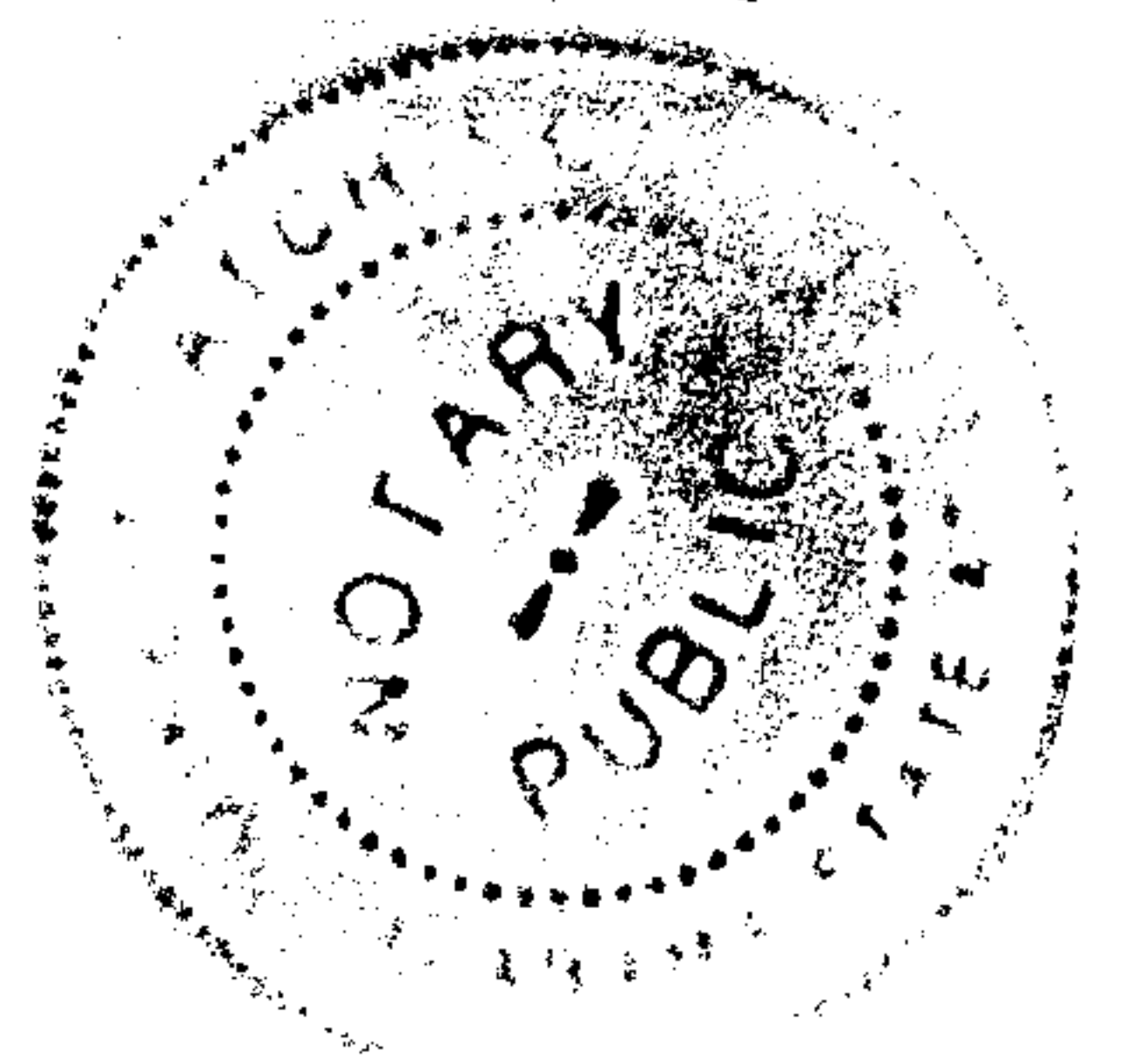

Eleanor Faylene Dunaway

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Alton Burk Dunaway and wife, Eleanor Faylene Dunaway**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of Nov, 2010.


Notary Public
My Commission Expires:
10-16-12





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EXHIBIT A

From the Northeast corner of Section 23, Township 20 South, Range 3 West, run West along the North boundary of said Section 23, Township 20 South, Range 3 West for 258.56 feet, more or less, to a point on the West right of way line of the Atlantic Coast Line Railroad; thence turn an angle of 117 degrees 20 minutes to the left and run 433.20 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees 00 minutes to the right and run for 167.18 feet to a point on the East side of the old Montgomery Highway; thence turn an angle of 98 degrees 48 minutes to the left and run for 149.48 feet; thence turn an angle of 89 degrees 18 minutes to the left and run for a distance of 145.75 feet, more or less, to the West right of way line of the A.C.L. Railroad; thence turn an angle of 81 degrees 54 minutes to the left and run northwesterly along the West right of way line of the A.C. L. railroad for 127.45 feet, more or less, to the point of beginning. This being a part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, of Section 23, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.