

THIS INSTRUMENT PREPARED

19780522000062620 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/22/1978 12:00:00AM FILED/CERT

NAME Jack H. Harrison, Attorney at LawADDRESS 1734 Oxmoor Road, Homewood, Alabama 35209

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Six thousand fifty-five and No/100 (\$6,055.00)-----DOLLARS

to the undersigned grantor S, Thomas C. Dickinson and wife, Annie Mae Dickinson  
(a/k/a T. C. Dickinson)in hand paid by Michael David Mitchem

the receipt whereof is acknowledged

we

(a/k/a T. C. Dickinson)  
the said Thomas C. Dickinson and wife,  
Annie Mae Dickinsondo grant, bargain, sell and convey unto the said Michael David Mitchem

the following described real estate, situated in

Shelby

County, Alabama,

to-wit: Parcell II: Begin at the northwest corner of the northwest quarter of the southeast quarter of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence easterly along the north boundary of said quarter-quarter section 364.63 feet to intersection with the centerline of Shelby County Highway #1 right-of-way; thence right 82° 14' in a southeasterly direction along said centerline 406.93 feet to the point of beginning; thence continue southeasterly along same coarse which is also along said centerline 320.87 feet to the point of beginning of the arc of a curve, tangent to last mentioned coarse, turning to the left having a central angel of 5° 15' 45", a radius of 2864.93 feet and a chord of 263.05' thence southeasterly along said arc which is also along said centerline, 263.14 feet; thence left 92° 38' in a northeasterly direction 40.00 feet to the east boundary of said right-of-way; said point also being the centerline of an old road; (the next 4 coarses are along said centerline of an old road); thence left 74° 18' in a northeasterly direction 88.80 feet; thence right 13° 59' in a northeasterly direction 273.60 feet; thence right 8° 48' in a northeasterly direction 172.20 feet; thence left 16° 00' in a northeasterly direction 78.20 feet; thence left 101° 43' in a westerly direction 377.61 feet, more or less, to the point of beginning, EXCEPT 40.00 feet on the east side of centerline of said right-of-way for Shelby County Highway #1; ALSO EXCEPT 10.00 feet on the west side of said centerline of an old road.

## SUBJECT TO:

1. Current taxes; 2. Right of way in favor of Alabama Power Company recorded in Deed Book 16 page 151; Book 138, page 228, and Volume 138, page 350; 3. Right of way in favor of Shelby County Alabama as condemned in L/P Volume 4, page 445.

It is hereby understood and agreed that the above described property is hereby restricted to the extend that only one (1) house can be built on the tract of property described herein and that no construction of any commercial building

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever. (SEE BACK FOR CONTINUATION)

And ~~X~~ (we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except those of record;

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 have hereunto set our hand and seal S, this 12th day of May, 19 78.

WITNESS:

Thomas C. Dickinson  
Thomas C. Dickinson, a/k/a T. C. Dickinson

Annie Mae Dickinson  
Annie Mae Dickinson

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned (a/k/a T. C. Dickinson), a Notary Public in and for said County, in said State, hereby certify that Thomas C. Dickinson and wife, Annie Mae Dickinson whose name s are signed to the foregoing conveyance, and who are know 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 12th day of

May

A. D., 19 78.



STATE OF ALABAMA

SHELBY COUNTY

CONTINUED:

or utilization of the property for commercial purposes will be performed on the subject property, which restrictions shall expire in the year 2000.

Seller hereby reserves the mineral and mining rights of the above described property with the understanding that such right does not include the right to disturb the surface of the said property in any way.

BOOK 312 PAGE 367

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 MAY 22 PM 2:51

*Thomas R. Snowden, Jr.*  
JUDGE OF PROBATE

*Seed tax - 6.50*  
*Rec. - 3.00*  
*1.00*  

---

*10.50*



19780522000062620 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/22/1978 12:00:00AM FILED/CERT

JACK H. HARRISON  
1734 Oxmoor Road  
RETURN TO BIRMINGHAM, ALA. 35209

TO

WARRANTY DEED  
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,  
County.

This form furnished by  
ALABAMA TITLE COMPANY, INC.  
Agents for  
COMMONWEALTH LAND TITLE INSURANCE CO.  
615 No. 21st Street  
Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE  
COMPANY