

(Name) James W. Henson
(Address) P. O. Box
2700 Montgomey
Pelham, Alabama 35124

This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$8065.00 (Eight thousand and sixty five dollars)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Mary S. Wells, an unmarried woman, surviving grantee of deed recorded Book 308, Page 169, Burnell H. Wells having died on or about March 2, 1981 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ken Mitchell

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, of the Monte Verde Plat recorded in Map Book 6, Page 66, Probate Court, Shelby County, Alabama said land situated in the N.W. 1/4 of the S.E. 1/4 of Sec. 35, TP. 21 S., R. 3.W., Shelby County, Alabama. Grantor's deed to said property having been duly recorded in Book 308, Page 169, Probate Court, Shelby County. Said property is hereby conveyed subject to ad valorem taxes due and payable October 1, 1983. Building set back line, easement, line, permit construction and covenants, and conditions of record.

Line permit and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16 (sixteenth) day of September, 19 83.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed TAX 8.50
Rec 1.50
Jud 1.00
10.00
1983 SEP 20 AM 8:36
JUDGE OF PROBATE

Mary S. Wells (SEAL)

Judge of Probate (SEAL)

STATE OF Alabama
Jefferson COUNTY }

General Acknowledgment

I, a Notary Public in and for said County,

in said State, hereby certify that Mary S. Wells

whose name(s) 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 16th day of Sept. A.D. 1983

Mary Randle Wideman
Notary Public

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