

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 91 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Evelyn B. Mitchell  
(Name) \_\_\_\_\_  
530 Hwy 17  
(Address) \_\_\_\_\_  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TEN THOUSAND and 00/100, (\$10,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Issac Wayne Mitchell, an unmarried man, and Evelyn Mitchell, an unmarried woman  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH, AS  
THOUGH FULLY SET OUT HEREIN.

**\*\*MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.\*\***

Inst # 1994-02492  
01/24/1994-02492  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 12.00

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 21st  
day of January, 19 94

\_\_\_\_\_  
(Seal) Issac Wayne Mitchell (Seal)  
\_\_\_\_\_  
(Seal) Evelyn Mitchell (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY County } General Acknowledgment

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that Issac Wayne Mitchell and Evelyn Mitchell

whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of January, 19 94

MY COMMISSION EXPIRES JANUARY 29, 1998  
My Commission Expires: \_\_\_\_\_  
Letty Collins  
Notary Public

Inst # 1994-02492

**EXHIBIT "A"**

A parcel of land lying and being situated in the SE 1/4 of SE 1/4, Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the SE corner of Section 19, run West along the south line of Section 19 for 638.1 feet to a point in the roadway of County Road No. 204; thence deflect right an angle of 88 deg. 44 min. and run northerly for 44.3 feet to a point on the north right of way line of said County Road and the Point of Beginning of subject lot, from said point thus established, continue said course northerly for 420 feet; thence deflect left an angle of 88 deg. 44 min. and run westerly for 100 feet; thence deflect left an angle of 91 deg. 16 min. and run southerly for 420 feet to a point on said road right of way line; thence deflect left an angle of 88 deg. 44 min. and run easterly along said road right of way line for 100 feet to the point of beginning. Said lands bounded on the north and east by J. Mitchell, and on the West by L. Mitchell, and on the south by public road right of way; being situated in Shelby County, Alabama.

**ALSO:**

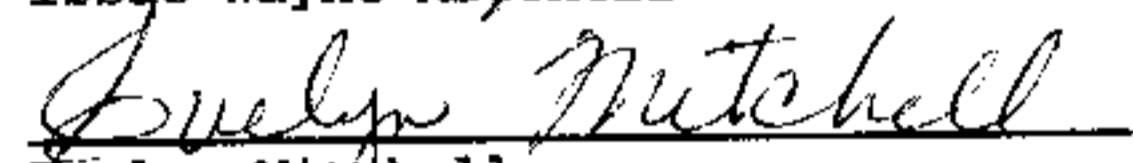
From S.E. corner of SE 1/4 of Section 19, Township 22 South, Range 3 West, run South 89 deg. West, 738 feet, thence North 1 deg. West, 47.2' to an I.P. on North R.O.W. of County Road #204 which is point of beginning; thence continue North 1 deg. West, 1002 feet to an old I.P.; thence North 23 deg. West, 116 feet to an old I.P.; thence South 1 deg. East, 1101' to an I.P. on North R.O.W. of said road; thence North 89 deg. East, 41.5' to point of beginning, situated in Shelby County, Alabama, as per Deed recorded in Book 140, Page 654, Probate Office, Shelby County, Alabama.

**SUBJECT TO:**

Property taxes for 1993 and subsequent years.  
Mineral and mining rights are not insured.  
Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 146 page 388 in Probate Office.

Dated: 1-21-94

  
Issac Wayne Mitchell

  
Evelyn Mitchell

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01/24/1994-02492  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Central State Bank  
P. O. Box 180  
Calera, AL 35040