

SEND TAX NOTICE TO:  
John G. Mixon, Jr.  
1121 6th Avenue N.W.  
Alabaster, AL 35007



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) STONE, PATTON, KIERCE & FREEMAN  
118 N. 18th Street  
(Address) Bessemer, Alabama 35020

**WARRANTY DEED**

**STATE OF ALABAMA**

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED ONE THOUSAND FIVE HUNDRED AND 00/100 (\$101,500.00) --DOLLARS

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

**LEE E. HEADLEY and wife, CHERYL A. HEADLEY**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**JOHN G. MIXON, JR.**

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

Lot 5, in Block 2, according to the survey of Hamlet, Second Sector, as recorded in Map Book 8 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance subject to:

- (1) Taxes for the year 1995 and subsequent years not yet due and payable
  - (2) Building setback line of 35 feet reserved from 11th Street NW and 6th Avenue NW
  - (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 40 page 73
  - (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 134, page 209 and Deed 220 page 329
  - (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 344 page 401
- 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 30th  
day of December, 19 94

\_\_\_\_\_(SEAL) Lee E. Headley (SEAL)  
Lee E. Headley

\_\_\_\_\_(SEAL) Cheryl A. Headley (SEAL)  
Cheryl A. Headley

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY }

I, the undersigned authority  
in said State, hereby certify that  
Lee E. Headley and Cheryl A. Headley

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 30th day of December, A.D. 19 94

My Commission Expires: 4-28-97

Cassius J. Clay  
Notary Public

01/09/1995-00658  
10:27 AM CERTIFIED  
General Notary Public  
SHELBY COUNTY, ALABAMA  
001 MCD 9.50  
a Notary Public in and for said County.

Inst # 1995-00658