

02-585

Christopher S. Tolleson
2445 Highway 42, Calera, Alabama 35040

20030530000335210 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
05/30/2003 12:46:00 FILED/CERTIFIED

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Dollars, to the undersigned grantor,

MIKE MITCHELL HOMES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, that the said GRANTOR does by these presents, grant, bargain sell and convey unto

Christopher S. Tolleson

(herein referred to as GRANTEES), the following described real property situated in the **County of Shelby, State of Alabama:**

LEGAL DESCRIPTION ATTACHED

CORRECTIVE DEED TO ADD LEGAL DESCRIPTION CORRECTING THAT DEED RECORDED IN #20030116000031800.

SUBJECT TO A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 149,400.00 EXECUTED SIMULTANEOUSLY HEREWITH.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD Unto the said GRANTEES heirs and assigns forever.

And said GRANTOR does for itself, its successor and assigns covenant with said GRANTEES, their heirs and assigns that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said GRANTOR, by its Manager, MIKE MITCHELL, who is authorized to execute this conveyance, has hereto set its signature and seal, this 28 day of May, 2003.

MIKE MITCHELL HOMES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY

William M. Mitchell
WILLIAM M. MITCHELL, MANAGER

6(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that WILLIAM M. MITCHELL whose name as Manager of MIKE MITCHELL HOMES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, 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 conveyancy, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under by hand and official seal this 28 day of May, 2003.

Barbara M. Jantzen
Notary Public Commission Expires 8-23-06

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence South $01^{\circ}31'56''$ West a distance of 2,255.57 feet; thence, North $88^{\circ}28'04''$ West a distance of 665.91 feet to the Point of Beginning; thence, South $36^{\circ}46'46''$ West a distance of 210.00 feet; thence, North $53^{\circ}13'14''$ West a distance of 210.00 feet; thence, North $36^{\circ}46'46''$ East a distance of 210.00 feet; thence, South $53^{\circ}13'14''$ East a distance of 210.00 feet to the Point of Beginning.

Also, a 20 foot Ingress, Egress and Utility Easement being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence South $01^{\circ}31'56''$ West a distance of 2,255.57 feet; thence, North $88^{\circ}28'04''$ West a distance of 665.91 feet; thence, South $36^{\circ}46'46''$ West a distance of 181.28 feet to the Point of Beginning of the centerline of a 20 foot ingress, egress, and utility easement lying 10 feet on either side of and parallel to described centerline; thence, South $28^{\circ}31'44''$ East along said centerline a distance of 83.59 feet; thence South $01^{\circ}28'24''$ West along said centerline a distance of 122.43 feet; thence, South $19^{\circ}15'39''$ along said centerline a distance of 107.79 feet to the Northeasterly right-of-way line of Shelby County Highway 42 and the point of ending of said easement.