20050810000410730 1/2 $28.00
Shelby Cnty Judge of Probate,AL
08/10/2005 02:13:29PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice To:
Mitchell Home Center
4201 Maple Circle
Adamsville, Alabama 35005

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED NINETY THOUSAND AND NO/100 ($190,000.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or **RON H. PARKER and wife, KIM A. PARKER** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MITCHELL HOME CENTER, LLC,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 41, according to the Survey of Oak Ridge, 2nd Sector, as recorded in Map Book 10, Page 50, in the Probate Office of Shelby County, Alabama.

($176000.00) of the above consideration was paid by mortgage loan closed simultaneously herewith.

SUBJECT TO:

1) Building lines as shown by recorded map.
2) Easements as shown by recorded map.
3) Restrictions as shown by recorded map.
4) Right of way to Alabama Power Company by Instrument in Volume 101, Page 540 and Volume 186, Page 185 in the Probate Office of Shelby County, Alabama.
5) Mineral and mining rights and rights incident thereto recorded in Real 70, page 519; Real 70, Page 521 and Real 70, Page 526, in the Probate Office of Shelby County, Alabama.
6) Agreement with Alabama Power Company recorded in Real 106, page 529, in the Probate Office of Shelby County, Alabama.
7) Restrictions regarding Alabama Power Company, recorded in Real 106, Page 532 in the Probate Office of Shelby County.
8) Restrictions appearing of record in Real 109, Page 562 in the Probate Office of Shelby County, Alabama but omitting any covenant or restrictions based on race, color, religion sex, handicap, familial status or national origin.

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 set my (our) hand(s) and seal(s) this 4th day of August, 2005.

Ron H. Parker

Ron H. Parker

Kim A. Parker

Kim A. Parker

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ron H. Parker and Kim A. Parker whose name(s) have 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2005.

Emily L. Lum

Notary Public

My Commission Expires:

9-13-06

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Shelby County, AL 08/10/2005
State of Alabama

Deed Tax:$14.00