

This instrument was prepared by

(Name) Century

(Address) P. O. Box 385 Pelham, Alabama 35124

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar 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 we, Frederick Craig Mitchell and Kathryn S. Mitchell

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

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

Commencing at the southeast corner of Section 33, Township 21 South, Range 2 West, thence run north along the east boundary line of said Section 33 a distance of 417.0 feet; thence turn an angle of 88 deg. 19 min. to the left and run westerly parallel to the south boundary line of said Section 33 for 2134.83 feet, more or less, to a point on the east right of way line of U. S. Highway 31 for point of beginning of property herein described (said point being the northwest corner of the Mayanice Walton property); thence turn an angle of 177 deg. 30 min. to the right and run easterly along the north line of said Walton property for 1067.41 feet; thence turn an angle of 02 deg. 15 min. to the right and continue easterly along the north line of said Walton property for 1066.94 feet, to a point on the east boundary line of said Section 33; thence turn an angle of 91 deg. 26 min. 45 sec. to the left and run northerly along said east line of said Section 33, a distance of 306.20 feet to a pine knot; thence turn an angle of 90 deg. 50 min to the left and run 2262.46 feet, more or less, to the east right of way line of U. S. Highway 31; thence turn an angle of 117 deg. 24 min. to the left and run along said highway right of way 159.11 feet; thence turn an angle of 4 deg. 54 min. to the right and run along said highway right of way 130.39 feet to the point of beginning, all being in S 1/2 of SE 1/4 of Section 33, Township 21, Range 2 West, according to survey by Alton Young LS 1666 April 1963. Containing 13.8119 acres, more or less.

Except Permits to Alabama Power Company and easement for telephone line.



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Shelby Cnty Judge of Probate, AL  
06/18/1975 12:00:00AM FILED/CERT

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 13<sup>th</sup> day of June, 1975.

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STATE OF ALABAMA  
SHELBY COUNTY  
INSTRUMENT WAS FILED

1975 JUN 18 AM 9:4  
Need Jaf 100 June

Comptroller  
JUDGE OF PROBATE

(Seal)  
(Seal)  
(Seal)

Frederick Craig Mitchell (Seal)  
Kathryn S. Mitchell (Seal)  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

General Acknowledgment

I, Mary Judith Cockrell, a Notary Public in and for said County, in said State, hereby certify that J. Craig Mitchell and Kathryn S. Mitchell whose names 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 13<sup>th</sup> day of June, A. D., 1975

Mary Judith Cockrell  
Notary Public