

This instrument was prepared by

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(Address) Columbiana, Alabama 35051

316

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE THOUSAND, TWO HUNDRED & NO/100 (\$3,200.00) DOLLARS

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

Sam M. Duran and wife, Cora Mae Duran

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

✓ Eugene Mitchell and Larry Mitchell

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A parcel of land lying in the NE¼; SE¼; Section 12, Township 21 South, Range 3 West and more particularly described as follows:

Starting at the Northwest corner of the said NE¼; SE¼; Section 12, Township 21 South, Range 3 West, run Easterly along the North boundary line of said NE¼; SE¼ a distance of 143.0 feet to a point on the Southwest R/W line of U.S. Highway #31; thence run Southeasterly along the said Southwest R/W of said U. S. Highway #31 along a curve to the left a distance of 272.0 feet to an iron marker at a fence, the point of beginning; thence continue along the said R/W of said U.S. Highway #31 along said fence a distance of 125.0 feet to an iron marker at a fence corner; thence turn an angle of 48 deg. 02' to the right and run Southerly along a fence a distance of 185.5 feet to an iron marker in said fence; thence turn an angle of 90 deg. 00' to the right and run Westerly a distance of 96.57 feet to an iron marker; thence turn an angle of 90 deg. 00' to the right and run Northerly a distance of 272.3 feet to the point of beginning. Said parcel of land lies in the said NE¼; SE¼; Section 12, Township 21 South, Range 3 West, and contains 0.51 acres.

(Description taken from deed recorded in Deed Book 309, page 885 in Probate Office of Shelby County, Alabama).

19780525000065710 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/25/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Ad Jax # 351
1978 MAY 25 PM 1:44

Rec. 1.50
Ind 1.50
6.00

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 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 25th day of May, 1978.

(Seal)

Sam M Duran (Seal)
(Sam M. Duran)

(Seal)

(Cora Mae Duran) (Seal)
Cora Mae Duran (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam M. Duran and wife, Cora Mae Duran 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 25th day of May, A. D., 1978.

D. O. Box 7

Lance Brasher
ry Public.