This instrument was prepared by

(Name) G. Michael Grantham, Attorney 899

(Address) 5506 Crestwood Blvd, Bham, Ala. 35212

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

1979101900013697O 1/2 $.00
Shelby Cnty Judge of Probate,AL
10/19/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other consideration ($1.00)----------

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, G. Brian Mitchel and wife, Ruth R. Mitchel and James H. Haggard and wife, Ann B. Haggard and James T. Cochran and wife, Rita T. Cochran

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ruth R. Mitchel, James H. Haggard, George P. Cochran, Josiah D. Bancroft

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

Begin at the NE corner of the SW quarter of the NW quarter of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Southerly along the East line of said quarter-quarter section a distance of 2120.23' to a point, thence 89°47' to the right and run Westerly a distance of 1238.0' to a point, thence 90°13' to the right and run Northerly a distance of 600.46' to the point of beginning of said parcel of land, thence 90°13' to the left and run 60.0' to a point, thence 90°13' to the right and run Northerly a distance of 676.59' to a point, thence 90°12' to the left and run Westerly a distance of 1474.81' to a point, this being on the East right-of-way of Shelby County Highway 47, thence turn right and travel in a Northerly direction along the highway right-of-way (being the arc of a curve concave to the left having a central angle of 21°08', a radius of 1130.00', a tangent of 210.79' and an arc length of 416.80') a distance of 66.8' to a point, thence turn 117°23' to the right from tangent to said curve and run Easterly a distance of 1565.91' to a point, thence 90°12' to the right and run Southerly a distance of 736.59' to the point of beginning of said parcel of land. Said parcel contains 3.05 acres more or less.

BOOK 322 PAGE 759

It is the intention of the grantors in conveying this property to create a covenant designating a road, which is superior and paramount to the rights of any of the parties hereto, and which shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, assigns, successors, vendees, executors, administrators and personal representatives, which road has been described above. That said parties hereto, their heirs, assigns, successors, vendees, executors, administrators and personal representatives may use said described road which abuts the property described in this deed. However should

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (-OVER-)

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 19 day of October, 19 79.

G. Brian Mitchel (Seal) Ruth R. Mitchel (Seal)

(Seal) 19 PM 1:29 (Seal)

(Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

Deed 2.50
Rec. 6.00
2nd. 1.00
9.50

I, Sonya R. Speed a Notary Public in and for said County, in said State, hereby certify that G. Brian Mitchel and wife, Ruth R. Mitchel and James H. Haggard and wife, Ann B. Haggard and James T. Cochran and wife, Rita T. Cochran whose name 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 19 day of October A. D., 19 79.

Notary Public.

My Commission Expires April

C. MICHAEL CRENSHAW
ATTORNEY AT LAW
5506 CRESTWOOD BOULEVARD
BIRMINGHAM, ALABAMA 35212

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX $
RECORD FEE $
TOTAL $

any one party whose property abuts the road or is privy to this deed desire to sub-divide his property and/or dedicate the road to the City of Columbiana for maintenance, after complying with all criteria as set forth by the City of Columbiana, then said road shall become a public road and no party to this deed or any subsequent deed, shall hinder, contest or dispute said dedication, or any action by any other party to dedicating said road to the City of Columbiana.

19791019000136970 2/2 $.00
Shelby Cnty Judge of Probate,AL
10/19/1979 12:00:00AM FILED/CERT