

This instrument prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

48

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand and no/100 (\$20,000.00) DOLLARS and the assumption of the mortgage to United Federal Savings & Loan Association recorded in Volume 381, Page 161, in the Probate Office of Shelby County, Alabama.

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

Ann M. Mitchell, an unmarried woman

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

Steven D. Mitchell

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

A lot or parcel of land lying and being situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama, and described as follows:
From the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 270.9 feet to the point of beginning of subject parcel of land; from said point thus established continue said course along said line for 475 feet; thence turn an angle to the right of 90 degrees 00 minutes and run for 155.4 feet; thence turn an angle to the right of 80 degrees 04 minutes and run for 512.5 feet; thence turn an angle to the right of 106 degrees 55 minutes and run for 245.6 feet, and back to the point of beginning

Subject to easements, restrictions and rights-of-way of record.

Also included is Grantor's interest in that certain easement given by Kimberly-Clark Corporation for ingress and egress to Steven D. Mitchell and Ann Mallinson Mitchell as recorded in Book 22, Page 23, in the Probate Office of Shelby County, Alabama.

\$20,000.00 of the purchase price recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

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 hereunto set my (our) hand(s) and seal(s) this 19th day of November, 1982

NOTARY PUBLIC
SHELBY COUNTY, ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 FEB -2 AM 8:29

See City 426-975
Rec. 150
Ind. 100
250 (SEAL)

Ann M. Mitchell

ANN M. MITCHELL

(SEAL)

Thomas A. [Signature]
JUDGE OF PROBATE

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Mississippi
Hinds COUNTY

General Acknowledgment

I, the undersigned Rhonda B. Parker
in said State, hereby certify that

a Notary Public in and for said County,

Ann M. Mitchell, an unmarried woman

whose name(s) 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, A.D. 1982

Rhonda B. Parker

Notary Public