

This instrument was 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

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Three Thousand and no/100 (\$23,000.00) DOLLARS

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

Eulas G. Mitchell and wife, Ann L. Mitchell

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

Ronald Wayne Oswald

(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 located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the South right-of-way line of Alabama Highway 25 and the East right-of-way line of Gardner Street; thence in a Southerly direction along said East right-of-way line of Gardner Street a distance of 400 feet to the Point of Beginning; thence continue along last described course, along said right-of-way line, a distance of 75 feet; thence 81 deg. 39 min. 00 sec. left, in a Southeasterly direction, a distance of 150 feet; thence 98 deg. 21 min. 00 sec. left, in a Northerly direction, a distance of 75 feet; thence 81 deg. 39 min. 00 sec. left, in a Northwesterly direction, a distance of 150 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$21,000.00 of the purchase price recited above was paid from a 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 1st day of February, 1983.

BOOK 344 PAGE 966

See Pcty. 427-76
STATE OF ALABAMA, SHELBY CO. Deed tax 2.00
I CERTIFY THIS INSTRUMENT WAS FILED Rec. 1.50 (SEAL)
1983 FEB -4 AM 8:16 And 1.00
4.50

Eulas G. Mitchell (SEAL)
EULAS G. MITCHELL

Ann L. Mitchell (SEAL)
ANN L. MITCHELL

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

Eulas G. Mitchell and wife, Ann L. Mitchell

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 1st day of February A.D. 1983

[Signature]
Notary Public