

This instrument was prepared by

(Name) James W. Henson

¹²³
This Form furnished by:

(Address) P.O. Box 251, 2700 Montgomery
Pelham, Alabama 35124

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Policy Issuing Agent for

Safeco Title Insurance Co.

TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$6,000.00 (Six thousand dollars)

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

Mary S. Wells, an unmarried woman, surviving grantee of deed recorded Book 308, Page 169.
Burnell H. Wells having died on or about March 2, 1981.

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

Ken Mitchell

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

Lot 19, of the Monte Verde Plate recorded in Map Book 6, Page 66, Probate Court, Shelby
County, Alabama said land situated in the N.W. 1/4 of the S.E. 1/4 of Sec. 35, TP. 21 S.,
R. 3 W., Shelby County, Alabama. Grantor's deed to said property having been duly
recorded in Book 308, Page 169, Probate Court, Shelby County. Said property is
hereby conveyed subject to ad valorem taxes due and payable October 1, 1983. Building
set back line, easement, live, permit construction and covenants, and conditions of
record,

Line permit and rights of way of record.

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 en-
cumbrances, 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 (XX) have hereunto set my (X) hand(s) and seal(X) this First
day of September, 19 83

NOTARY PUBLIC, SHELBY CO.

NOTARY PUBLIC, SHELBY CO.

NOTARY PUBLIC, SHELBY CO.

(SEAL)

Mary S. Wells

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby } COUNTY

General Acknowledgment

I, Janet J. King
in said State, hereby certify that Mary S. Wells

a Notary Public in and for said County.

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

1 day of

Sept

A.D. 19 83