

This instrument was prepared by

178

(Name) Anthony D. Snable, Attorney
628 Pleasant Grove Road
(Address) Pleasant Grove, Al 35127



Address for taxes:
Curtis Lee Mitchell
751 Cahaba Manor Trail
Pelham, Al 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY

AND ALL MEN BE FRO

That in consideration of Fifty Four thousand and 00/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Mark G. Morgan, an unmarried man

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

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

Lot 30, according to the map and survey of Cahaba Manor Town Homes, Second Addition, as
recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1984.
2. Restrictions regarding sanitary sewer system as recorded in Misc. Vol. 28, Page 144, in the said Probate Office.
3. Restrictions as recorded in Misc. Vol. 28, Page 147, in the said Probate Office.
4. Rights of way to Alabama Power Company as recorded in Vol. 313, Page 789 and Vol. 108, Page 379, in the Probate Office of Shelby County, Alabama.
5. Easements to Pelham Sewer Fund, Inc., as recorded in Vol. 316, Page 158, in the said Probate Office.
6. Restrictitons in favor of Alabama Power Company as recorded in Misc. Vol. 27, Page 420, in the said Probate Office.
7. Agreement with Alabama Power Company as recorded in Misc. Vol. 27, Page 421, in the said Probate Office.

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 22nd
day of November, 19 83

(SEAL)

Mark G. Morgan

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Mark G. Morgan, an unmarried man

a Notary Public in and for said County,

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, A.D. 19 83

Notary Public

\$51,300.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan executed simultaneously herewith.

SMITH & SHELLEY CO.
I CERTIFY THIS
DEED WAS FILED
Sec Mtg 440-207
1983 DEC -5 AM 9:21

Thomas A. Shingleton, Jr.
JUDGE OF PROBATE

Deed Tax 300
Rec 300
del 100
700

BOOK 351 PAGE 744

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company