

(Name) COURTNEY H. MASON, JR., P.A.

550

(Address) P. O. BOX 1007, ALABASTER, ALABAMA 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND FIVE HUNDRED AND NO/100TH (\$8,500.00) DOLLARS

to the undersigned grantor CAIRNS-SCOTT-LONG COMPANY, an Alabama Partnership (herein referred to as GRANTOR) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, 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 28, Block 4, survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1984.
- (2) Building setback line of 35 feet reserved from Waxwing Trail as shown by plat.
- (3) Public utility easements as shown by recorded plat, including an irregular easement on the rear of subject property.
- (4) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 28 Page 14 in the Probate Office of Shelby County, Alabama.
- (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55 Page 454 in said Probate Office.
- (6) Transmission Line Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 317 Page 272 in said Probate Office.
- (7) Easement to South Central Bell as shown by instrument recorded in Deed Book 293 Page 334 and Deed Book 320 Page 887 in said Probate Office.

GRANTOR'S ADDRESS: 534 Industrial Rd., Alabaster, AL

GRANTEE'S ADDRESS: Rt. 2, Box 269, Cordova, AL

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Partners, who are authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of January, 1984.

ATTEST:

CAIRNS-SCOTT-LONG COMPANY, An Alabama Partnership

By: Nicholas Cairns (Seal)
Managing Partner

By: Victor Scott (Seal)
Managing Partner

1984 JAN 12 PM 4:26 (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned

hereby certify that Nicholas Cairns and Victor Scott, whose names as Managing Partners of Cairns-Scott-Long Company, an Alabama Partnership 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 as such Managing Partners and with full authority, executed the same voluntarily for and as the act of said Partnership.

Given under my hand and official seal, this the 11th day of January, 1984.

NOTARY PUBLIC