

TITLE NOT EXAMINED

This Instrument Prepared By:
 James C. Pino, Esq.
 P. O. Box 766
 Alabaster, Alabama 35007

WARRANTY DEED

Equity Value \$10,000.00

STATE OF ALABAMA:

COUNTY OF SHELBY:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, we, RANDALL E. MIMS and wife, DEBRA M. MIMS, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DANIEL O. BULLARD, (herein referred to as grantee, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 2, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

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SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies, in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property. (3) Building line as shown by recorded map. (4) Easement as shown by recorded map. (5) Restrictions contained in Misc. Volume 29, Page 15 and Misc. Volume 28, Page 859, in the Probate Office of Shelby County, Alabama. (6) Agreement with Alabama Power Company recorded in Volume 29, Page 16, in said Probate Office. (7) Right of way with Alabama Power Company recorded in Volume 319, Page 61, in Probate Office.

GRANTORS' ADDRESS: 6216 Crest Green Road Apt. 207, Birmingham, AL 35212
 GRANTEE'S ADDRESS: 4709 Sylvanec Lane, Birmingham, AL 35244

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 10 day of August, 1984.

Randall E. Mims
RANDALL E. MIMS

Debra M. Mims
DEBRA M. MIMS

STATE OF ALABAMA:
COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL E. MIMS and wife, DEBRA M. MIMS, whose names 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 10th day of August, 1984.

Arny D. Tines
Notary Public



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STATE OF ALA. SHELBY CO. 17
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG 14 AM 10:37

Thomas R. Buchanan, Jr.
JUDGE OF DISTRICT

Filed by 10⁰⁰
Rec. 5⁰⁰
Ind. 1⁰⁰
16⁰⁰