

This instrument was prepared by:

(Name) Cardinal Homes, Inc
(Address) P.O. Box 74
Pelham, AL 35124

Send Tax Notice to:

(Name) Felston E. Seals
(Address) P.O. Box 275
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred dollars and all other valuable consideration

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

Felston E. Seals, an unmarried man

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

Ken Mitchell Builders, Inc.

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

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, and run Easterly along the South line of said $\frac{1}{4}$ a distance of 296.65 feet to the point of beginning of the property being described; thence continue along last described course a distance of 362.67 feet to a point; thence 94 degrees, 35 minutes, 58 seconds left and run Northerly a distance of 362.67 feet to a point; thence 85 degrees, 24 minutes, 02 seconds left and run Westerly a distance of 362.67 feet to a point; thence 94 degrees, 35 minutes, 58 seconds left and run southerly a distance of 362.67 feet to the point of beginning; being situated in Shelby County, Alabama.

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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 24
day of February, 19 87

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
1987 MAR -3 PM 12:41 (Seal)

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby County

} General Acknowledgment

Felston E. Seals (Seal)
1. Used Tax \$.50 (Seal)
2. Mig. Tax _____ (Seal)
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

I, Jim McBrayer
in said State, hereby certify that Felston Seals

a Notary Public in and for said County,

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23 day of February, 19 87

Jim McBrayer
Notary Public 2-18-87