

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
P. O. Box 360187  
(Address) Birmingham, Alabama 35236-0187

989



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVEN THOUSAND AND NO/100TH (\$7,000.00) DOLLARS

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

Thomas C. Mitchell, a single individual

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

HOWARD R. RIGSBY

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

Lot 28, Block 1, according to the Survey of Wildewood Village, Fourth Addition as recorded in Map Book 8, page 146, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to Real Estate Financing, Inc. dated March 26, 1984, and recorded in Mortgage Book 445, page 781 and assigned to AmSouth Bank N.A. as Trustee, dated July 6, 1984, and recorded in Misc. Book 57, page 576, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantee's Address: 3461 Wildewood Drive Pelham, AL 35124

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 2nd day of September, 1988

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

88 SEP 14 AM 10:31

JUDGE OF PROBATE

(SEAL)

Thomas C. Mitchell  
THOMAS C. MITCHELL

(SEAL)

(SEAL)

SAID TAX  
Recording Fee \$ 2.50

(SEAL)

(SEAL)

Index Fee 1.00

(SEAL)

TOTAL 10.50

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

I, THE UNDERSIGNED

a Notary Public in and for said County,

in said State, hereby certify that THOMAS C. MITCHELL, A SINGLE INDIVIDUAL

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 2nd day of September, A.D. 19 88

My Commission Expires March 10, 1991

Notary Public