

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Tim Mitchell
(Address) 1011 Jim's Place
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FIVE THOUSAND AND NO/100 (\$55,000.00) DOLLARS
paid by mortgage executed simultaneously herewith

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

ROGER MASSEY, a married man

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

TIMOTHY LOVE MITCHELL

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

Commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 Degrees West along the North line of said Section 2 for a distance of 771 feet to a point; being the point of intersection of the West sidewalk line on the West side of United States Highway No. 31 in the Town of Alabaster, Alabama; thence turn an angle of 83 degrees 10 minutes to the left and run in a Southerly direction along the West line of said sidewalk for a distance of 189.11 feet to the point of beginning of the parcel of land herein described and conveyed; thence continue in the same direction in a Southerly direction and along the West side of said sidewalk for a distance of 32.0 feet; thence turn an angle of 90 degrees to the right and run in a Westerly direction for a distance of 95 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad Company; run thence 90 degrees 30 minutes to the right in a Northerly direction along the East right-of-way line of said Louisville and Nashville Railroad Company for a distance of 32.0 feet; run thence at an angle of 90 degrees 30 minutes to the right and in an Easterly direction for a distance of 95.9 feet, more or less, to the point of beginning, and being a part of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, in Shelby County, Alabama.

ALSO: Commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 degrees West along the North line of said Section 2 for a distance of 771 feet to a point, being the West sidewalk line on the West side of United States Highway No. 31 in the Town of Alabaster, Alabama; thence turn an angle of 83 degrees 10 minutes to the left and run in a Southerly direction along the West line of said sidewalk for a distance of 166.1 feet to the point of beginning of the parcel of land hereinafter described and conveyed, which point is a community wall; thence continue in the same direction in a Southerly direction and along the West side of said sidewalk for a distance of 23.0 feet; thence turn an angle of 90 degrees to the right and run in a Westerly direction for a distance of 95 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad Company; thence turn right 90 degrees 30 minutes and run in a Northerly direction along the East right-of-way line of the said Louisville and Nashville Railroad Company for a distance of 23.0 feet; thence turn an angle of 90 degrees 30 minutes to the right in an Easterly direction, and run 95 feet, more or less, to the point of beginning, being a part of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, in Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay those certain mortgages to Central State Bank recorded in Mortgage Book 403, Page 482 and Mortgage Book 412, Page 614, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgages and the indebtedness thereby secured.

Prepared from legal description furnished by Grantor without benefit of title search or survey.

This property does not constitute the homestead of the Grantor herein.

The legal description contained herein was furnished to preparer without benefit of a title search.

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 8th

day of August, 19 89

1. Deed Tax NO TAX COLLECTED

2. Mtg. Tax 1.00

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 7.50

STATE OF ALABAMA
SHELBY

County }

JUDGE OF PROBATE
General Acknowledgment

Thomas A. Shouder, Jr.

Roger Massey (Seal)

Roger Massey (Seal)

89 AUG 22 PM 3:25 (Seal)

I, the undersigned
in said State, hereby certify that **Roger Massey, a married 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 8th day of August, 19 89

2/25/91