

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

A321

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FOUR THOUSAND NINE HUNDRED & NO/100—
(\$64,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Robert Guy
Bryan and wife, J. Luce Bryan (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Richard Earl Mitchell (herein referred
to as grantee, whether one or more), the following described real estate, situated
in Shelby County, Alabama, to-wit:

BOOK 281 PAGE 472

Lot 8, Block 3, according to the Survey of Willow Glen, Second Sector, as
recorded in Map Book 8, Page 102, in the Probate Office of Shelby County,
Alabama.

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

\$64,511.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 337 Willow Glen Court, Alabaster, Alabama 35007

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, we have hereunto set our hands and seals, this 19th day of
February, 1990.

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

90 MAR -7 PM 1:27

Judge of Probate

Robert Guy Bryan (SEAL)
Robert Guy Bryan
J. Luce Bryan (SEAL)
J. Luce Bryan

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State,
hereby certify that Robert Guy Bryan and wife, J. Luce Bryan 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 19th day of February A.D., 1990

Notary Public

1. Deed Tax	\$	50
2. Mtg. Tax	\$	3.50
3. Recording Fee	\$	3.10
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	7.00
Total	\$	7.00