

This instrument was prepared by:

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Duke & Campbell
One Independence Plaza, Suite 600
Birmingham, Alabama 35209

STATE OF ALABAMA)

SHELBY COUNTY)

\$ 500.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I or we, EUGENE MITCHELL and wife, AGNES MITCHELL (hereby referred to as Grantor, whether one or more), grant, bargain, sell and convey an undivided one-half interest unto EUGENE MITCHELL and AGNES N. MITCHELL, Trustees of the EUGENE MITCHELL REVOCABLE TRUST executed on the 1st day of December, 1992, and an undivided one-half interest unto AGNES N. MITCHELL and EUGENE MITCHELL, Trustees of the AGNES N. MITCHELL REVOCABLE TRUST executed on the 1st day of December, 1992 (herein referred to as Grantee, whether one or more), the following described real estate, including any appurtenances thereto, situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the East Right of Way line of U. S. Highway 31 with the South line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, and run thence East along the South line of said quarter-quarter section a distance of 325.76 feet to the Southeast corner of a lot heretofore conveyed to the Grantees, as shown by deed recorded in Deed Book 210 at page 189, Office of the Judge of Probate of Shelby County, Alabama, which is the point of beginning of the parcel herein described; thence continue East along the South line of said quarter-quarter section a distance of 180 feet, more or less, to the West line of Vanderslice property; thence run in a Northeasterly direction along the West line of said Vanderslice property a distance of 280 feet to the South margin of a private road leading to the Fulton Lake Road; thence run West, along the South margin of said private road, and leaving said road, 406 feet to a point on the South margin of said Fulton Lake Road which is 164 feet, measured along the South margin of said Fulton Lake Road,

12/30/1992-31685
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Inst # 1992-31685

from the Northeast corner of said property described in Deed Book 210 at page 189; thence run in a Westerly [direction] along the South margin of said Fulton Lake Road 164 feet to the Northeast corner of said property described in Deed Book 210 at page 189; thence run Southeasterly along the East line of said property described in Deed Book 210 at page 189 a distance of 311.20 feet to the point of beginning.

Subject to any rights-of-way, easements or restrictions of record.

This deed is prepared without benefit of title and is based on information provided by Grantor.

Subject property is not the homestead of the Grantor (or the Grantor's spouse).

TO HAVE AND TO HOLD to the said Grantee, his, her or their assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 30 day of December, 1992.

Eugene Mitchell
Eugene Mitchell

Agnes N. Mitchell
Agnes N. Mitchell

STATE OF ALABAMA)

SHELBY COUNTY)

I, Mary L. Jones, a Notary Public in and for said County, in said State, hereby certify that EUGENE MITCHELL and AGNES N. MITCHELL, 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 seal this 30th day of December, 1992.

Mary L. Jones
Notary Public

My Commission expires: _____

Inst # 1992-31685 My Commission Expires October 29, 1996

-2-

12/30/1992-31685
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