

\$50,000

Send tax notice to:

Henry Dixon Mitchell
2244 Old Highway 280
Chelsea, Alabama 35043

This Instrument Prepared By:
L. B. Feld, Esquire
Feld & Hyde, P.C.
2100 SouthBridge Parkway
Suite 590
Birmingham, AL 35209

Inst # 1994-20639

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned HENRY DIXON MITCHELL and DORIS DOWNS MITCHELL (herein referred to as "Grantors"), in hand paid by HENRY DIXON MITCHELL (herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the real estate situated in Shelby County, Alabama, more particularly described in attached Exhibit "A."

Mineral and mining rights excepted.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for Grantors and Grantors' heirs, executors and administrators, covenant with the said Grantee that Grantors are lawfully seized of said premises in fee simple; that the premises are free from all encumbrances except as hereinabove stated; that Grantors have a good right to sell and convey the

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same as aforesaid; and that Grantors will, and Grantors' heirs, executors and administrators shall warrant and defend the same unto the said Grantee and Grantee's heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor have hereto set their hands and seals, this the 21st day of April, 1994.

Henry Dixon Mitchell (SEAL)
HENRY DIXON MITCHELL

Doris Downs Mitchell (SEAL)
DORIS DOWNS MITCHELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Henry Dixon Mitchell and Doris Downs 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 21st day of April, 1994.

[Signature]
Notary Public
My Commission Expires: 1-12-96

EXHIBIT "A"

Commence at the Northwest corner of the NE¼ of the SE¼ of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama; thence Southerly along the West line of said quarter-quarter 663.34 feet to the point of beginning of the property being described; thence continue along last said course 1,326.68 feet to a point; thence 89 deg. 03 min. 30 sec. left and Easterly 668.89 feet to a point; thence 88 deg. 48 min. right and Southerly 547.10 feet to a point on the North right-of-way line of U.S. Highway Number 280; thence 87 deg. 46 min. left and Easterly along said right of way 226.62 feet to a point; thence 102 deg. 20 min. left and Northwesterly 145.11 feet to a point; thence 5 deg. 24 min. right and Northerly 148.60 feet to a point; thence 25 deg. 20 min. right and Northeasterly 316.13 feet to a point; thence 61 deg. 49 min. right and Easterly 39.74 feet to a point; thence 82 deg. 05 min. left and Northerly 1,278.19 feet to a point; thence 88 deg. 53 min. left and westerly 1,011.04 feet to the point of beginning, containing 33.73 acres and marked on the corners with iron pins as shown on the plat, subject to easements, rights of way and restrictions of record, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated February 26, 1979, subject to easements and rights of way of record.

Being the same property conveyed by Esther B. Roper, a widow, to Henry Dixon Mitchell and wife, Doris Downs Mitchell, by deed dated March 9, 1979, filed for record in the Probate Office of Shelby County, Alabama, on March 12, 1979, at 9:30 o'clock A.M., and recorded in Deed Book 318, Page 336.

SUBJECT, HOWEVER, to the restrictions contained in the **BOUNDARY AGREEMENT** entered into on April 30, 1982 between William Duffie Hughes, W.J. Downs and wife, Harriett Downs, and H.D. Mitchell and wife, Doris Mitchell, as recorded at Book 45, Page 78, Probate Court, Shelby County, Alabama.

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