

PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY  
POST OFFICE BOX 380345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

SEND TAX NOTICE TO:  
STEPHEN P. MITCHELL  
1980 CANOE CREEK ROAD  
SPRINGVILLE, ALABAMA 35146

**WARRANTY DEED**

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY THOUSAND AND NO/100 Dollars (\$90,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, GARY D. LUCAS AND WIFE, DIANNE LUCAS, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEPHEN P. MITCHELL (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF EAGLE WOOD ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 1996, which are a lien but not yet due and payable until October 1, 1996.
2. Restrictions appearing of record in Misc. Book 24, Page 847 and Misc. Book 36, Page 26.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 312, Page 157.
4. Easements and building line as shown on recorded map.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27TH day of DECEMBER, 1995.

Gary D. Lucas (L.S.)  
GARY D. LUCAS

Dianne Lucas (L.S.)  
DIANNE LUCAS

Inst # 1996-00305

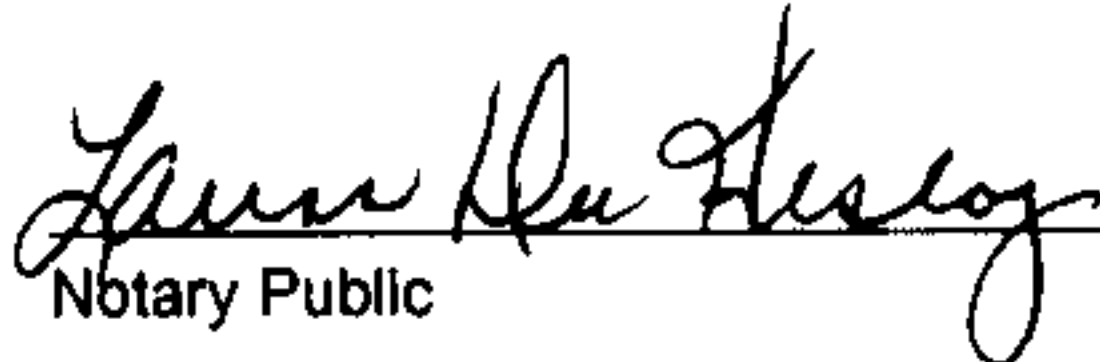
01/04/1996-00305  
09:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 101.00

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY D. LUCAS AND WIFE, DIANNE LUCAS, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27TH day of DECEMBER, 1995.

  
Notary Public

My Commission Expires: 4/7/98

Inst # 1996-00305

01/04/1996-00305  
09:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE SNA 101.00