

This instrument was prepared by:
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Timothy W. Mitchell
2059 Stone Brook Drive
Birmingham, Alabama 35242
address

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighteen Thousand and No/100 (118,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,
or we, Laura Leigh Thompson, Unmarried

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

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

Lot 8-B, according to the Survey of Stone Brook 1st Sector, as recorded in Map Book 13, page 135, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.
Subject to taxes for 1996.
Subject to items on attached Exhibit "A".

Inst # 1996-11006

12:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 35.00

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\$ 94,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 27 day of March, 19 96

(Seal)

(Seal)

(Seal)

Laura Leigh Thompson (Seal)
Laura Leigh Thompson (Seal)

NEW YORK
STATE OF ~~XXXXXX~~
New York COUNTY }

General Acknowledgment

I, The Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Laura Leigh Thompson, Unmarried 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 she executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 27th day of March, A.D., 19 96

Kathryn Anne Napodano
Notary Public

My Commission Expires: 6/30/97

KATHRYN ANNE NAPODANO
Notary Public, State of New York
No. 01NA4656753
Qualified in Nassau County
Commission Expires June 30, 1997

(SEAL)

EXHIBIT "A"

25 foot building line as shown by recorded Map.

20 foot Easement on rear, as shown by recorded Map.

Restrictions as shown by recorded Map.

Restrictions or Covenants recorded in Instrument 1993-11895; Real 298, page 903 and Real 298, page 884, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Restrictive Agreement, recorded in Real 220, page 339, in the Probate Office of Shelby County, Alabama.

Easement for Sanitary sewer lines and water lines in favor The Water Works & Sewer Board of the City of Birmingham, recorded in Real 194, page 1 and Real 194, page 43, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 207, page 380, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 327, page 553 and Deed Book 32, page 183, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants as recorded in Real 194, page 54, in the Probate Office of Shelby, County, Alabama.

Sewer line Easement, recorded in Real 107, page 976, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 270, page 83, in the Probate Office of Shelby County, Alabama.

Easement to Water Works Board of the City of Birmingham, recorded in Real 265, page 522, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Real 288, page 446, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

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