

THIS INSTRUMENT PREPARED BY
DANNY C. LOCKHART, ATTORNEY
1129 Forestdale Blvd
Birmingham, Alabama, 35214

SEND TAX NOTICE TO:
Michael Perkins
43 Anchor Way
Shelby Al. 35143

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON)

That in consideration of Seventy-nine thousand three hundred thirty-seven and no/100 Dollars to the undersigned grantor, Mitchell Homes Center, LLC, in hand paid by the grantees herein, the receipt is hereby acknowledged, the said Grantor does by these presents does grant, bargain, sell and convey unto Michael Perkins and Kimberly A. Perkins, herein referred to as GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SE¼ of the SE¼ of Section 14, Township 22 South, Range 1 West and part of Lots 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 20, according to the survey of Shelby Highlands, as recorded in Map Book 3, page 39, in the Probate Record Room, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SE¼ of the SE¼ of Section 14, Township 22 South, Range 1 West and run North 3 degrees 30 minutes West along the East line of said ¼-¼ section for 319.24 feet; thence South 85 degrees 47 minutes 10 seconds West for 290.13 feet for the point of beginning; thence continue along the last described course for 115.90 feet to the Easterly right of way line of Anchor Way; thence North 0 degrees 08 minutes 54 seconds West along said right of way for 160.0 feet; thence North 85 degrees 47 minutes 11 seconds East for 104.36 feet; thence South 4 degrees 17 minutes 05 seconds East for 159.60 feet to the point of beginning.

Subject to:

1. Advalorem taxes due and payable October 1, 1996.
2. Easements, exceptions, reservations and restrictions, of record if any.

(\$74,987.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, as joint tenants with right of survivorship.

And said Grantor does for itself, its successors and

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assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Manager who are authorized to execute this conveyance, hereto set its signature and sign, this the 28th. day of June, 1996.

Mitchell Homes Center, LLC

By 
J.E. Mitchell, II, Manager

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said state, hereby certify that J.E. Mitchell, II whose name is signed as Manager of Mitchell Homes Center, LLC 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, they in their capacity as such Manager executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 28th. day of June, 1996.


Notary Public

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