

THIS INSTRUMENT PREPARED BY:
William J. Bryant, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2100 SouthBridge Parkway
Suite 590
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Mr. David F. Mitchell
310 Old Highway 25 East
Columbiana, AL 35051

Inst # 1997-29784

WARRANTY DEED

35,000

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, Kathy G. Mitchell, in hand paid by Grantee, K & J Enterprises, L.L.C., an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said Kathy G. Mitchell does grant, bargain, sell and convey unto the said K & J Enterprises, L.L.C., an Alabama limited liability company, the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at a point on the West line of the SE 1/4 of the SE 1/4, Section 6, Township 21 South, Range 1 East, which is 132.0 feet South of the NW corner of said 1/4 - 1/4 Section and run North along the West line of said 1/4 - 1/4 Section and the West line of the NE 1/4 of the SE 1/4 of said Section 6 a distance of 729.0 feet to the Point of Beginning; then continue North along the West line of said 1/4-1/4 Section a distance of 729.0 feet to the NW corner of said 1/4-1/4 Section; then turn right an angle of 89 deg. 57 min. 52 sec. And run East along the North line of said 1/4-1/4 Section; then turn right and run South along the East line of the W 1/2 of said 1/4-1/4 Section a distance of 728.95 feet; then turn right and run West a distance of 661 feet, more or less; to the Point of Beginning. Situated in the W 1/2 of the NE 1/4 of the SE 1/4, Section 6, Township 21 South, Range 1 East.

ALSO, an easement or right-of-way 30 feet in width over and across the S 1/2 of the W 1/2 of the NE 1/4 of the SE 1/4 and the North 132 feet of the SE 1/4 of the SE 1/4, Section 6, Township 21 South, Range 1 East, to provide access to the existing easement described in Deed Book 298, Page 147, in the Probate Office of Shelby County, Alabama, and the right to use said existing easement as described in said deed.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TAX ASSESSOR'S NOTE: For assessment purposes, assess in name of the Grantee(s) named above at 310 Old Highway 25 East, Columbiana, AL 35051.

SOURCE OF TITLE: Book 142, Page 515.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise note above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1997-29784

09/16/1997-29784
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 46.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 16th day of September, 1997.

Kathy G. Mitchell
Kathy G. Mitchell

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Kathy G. Mitchell whose name she 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 16th day of September 1997.

Marilyn Duke
Notary Public

My Commission Expires: 3-25-2001

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE
INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE
EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR
GRANTEES, AND NONE WAS CONDUCTED AND/OR RENDERED.**

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