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Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Stella K. Tipton, Attorney
(Address) 2363 Lakeside Dr.
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Four Thousand and no hundred dollars (\$24,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Carlie V. Mitchell, a married man

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

David J. Smelcer

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

**Lot 12, according to the Survey of The Homestead,
Sector "A", Phase II, as recorded in Map Book 13
page 87 in the Probate Office of Shelby County,
Alabama.**

Mineral and mining rights excepted.

**Subject to: Easements, restrictions and Right(s) of
Way(s) of record; general and special taxes or
assessments for 1997, Flood and Riparian Rights of
record, if any, in and to the use of Homestead Canal.**

property is not homestead of grantor.

10/13/1997-33216
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOY MEL 32.50

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th
day of September, 1997

(Seal)

Carlie V. Mitchell

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County }

County }

General Acknowledgment

a Notary Public in and for said County,

in said State, hereby certify that

whose name(s) _____ signed to the foregoing conveyance, and who
day that, being informed of the contents of the conveyance,

is known to me, acknowledged before me on this
executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 13th day of

September

1997

2/9/99
My Commission Expires.

Stella Tipton
Notary Public

Inst # 1997-33216