

92118
SCA

Form furnished by LAND TITLE COMPANY
This instrument was prepared by

Send Tax Notice To:

James Jackson
(Name)
P.O. Box 202
Harpersville, AL 35078
(Address)

MITCHELL HOME CENTER, LLC
(Name)
960 Forestdale Blvd.
Birmingham, AL 35214
(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Value \$10,000.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS AND OTHER VALUABLE CONSIDERATIONS**** Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES LEWIS JACKSON AND WIFE BILLIE SUE JACKSON

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

MITCHELL HOME CENTER, LLC

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

Commence at a corner in place accepted as the Northwest corner of the Northeast one-fourth of Northwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed south 87°31'57" East along the North boundary of said quarter-quarter section for a distance of 289.79 feet to a corner in place; thence proceed South 02°52'03" West for a distance of 419.98 feet to a corner in place; thence proceed North 87°39'37" West for a distance of 419.98 feet to a corner in place; thence proceed North 87°39'37" West for a distance of 209.72 feet to a corner in place, said point being located on the West boundary of said quarter-quarter section; thence proceed North 02°51'24" East along the West boundary of said quarter-quarter section for a distance of 430.37 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

A 15 foot easement for the purpose of ingress and egress being 15 feet in equal width on the South side of the following described line: Commence at a corner on place accepted as the Northwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 02°51'24" West along the West boundary of said quarter-quarter section for a distance of 104.35 feet to a point on the Northerly boundary of said 15 foot easement. From this beginning point proceed North 86°53'36" West along the Northerly boundary of said easement for a distance of 141.70 feet to a point on the Easterly boundary of Viaduct Drive as now located and the termination of said easement.

Inst # 1998-07220

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03/03/1998-07220
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.50
BOS

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 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 persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 7th day of FEBRUARY, 19 98.

(Seal) James Lewis Jackson (Seal)
JAMES LEWIS JACKSON
(Seal) Billie Sue Jackson (Seal)
BILLIE SUE JACKSON

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that JAMES LEWIS JACKSON & BILLIE SUE JACKSON, whose name(s) 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 executed the same voluntarily on the day the same bears date
Given under my hand and official seal, this the 7th day of FEBRUARY, 19 98

Martha L. Hood
Notary Public