

Send tax notice to:

James H. Mitchell

602 Park Forest Ln.
Montevallo AL 35115

This instrument prepared by:

James R. Moncus, Jr.

Attorney at Law

1313 Alford Avenue

Birmingham, AL 35226

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Forty-Four Thousand Nine Hundred and no/100 Dollars (\$44,900.00) in hand paid to the undersigned, James N. Carroll and wife, Betty L. Carroll, (hereinafter referred to as the "Grantors") by James H. Mitchell, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1998.
2. Restrictions, easements and building line as shown on recorded map.
3. Right-of-way granted to Alabaster Gas & Water Board recorded in Real Volume 124, Page 255.
4. Right-of-way granted to Alabama Power Company recorded in Real Volume 157, Page 664, Real Volume 179, Page 21, Real Volume 157, Page 662, and Real Volume 224, Page 583.
5. Restrictions and covenants appearing of record in Real Volume 170, Page

03/10/1998-09339
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 38.50

Inst # 1998-09339

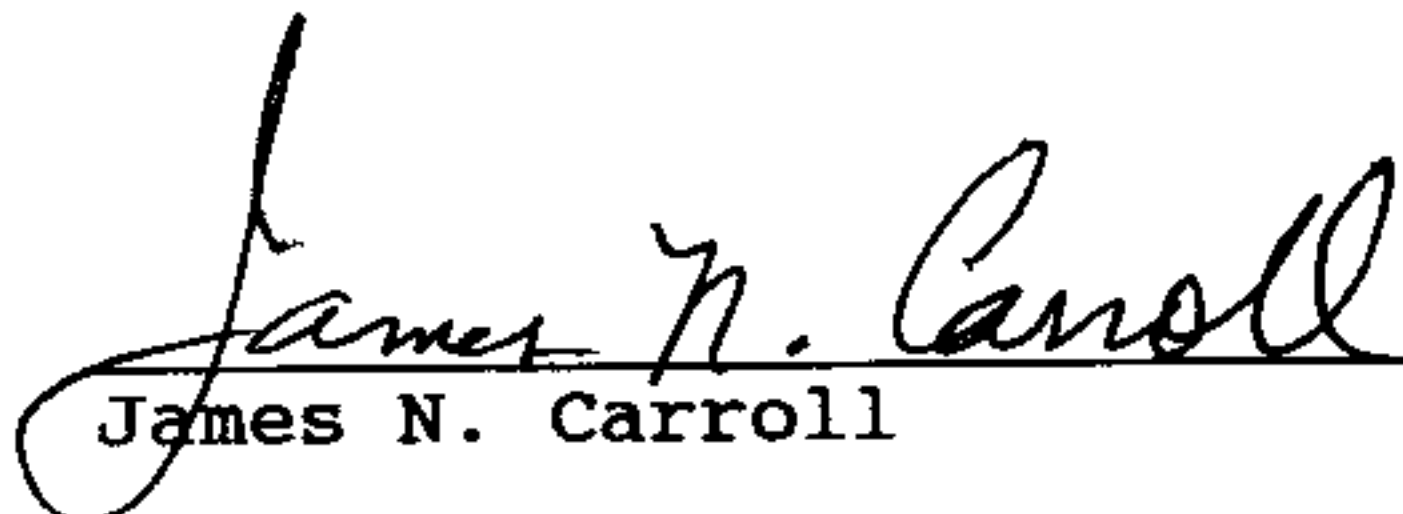
Inst # 1998-09339

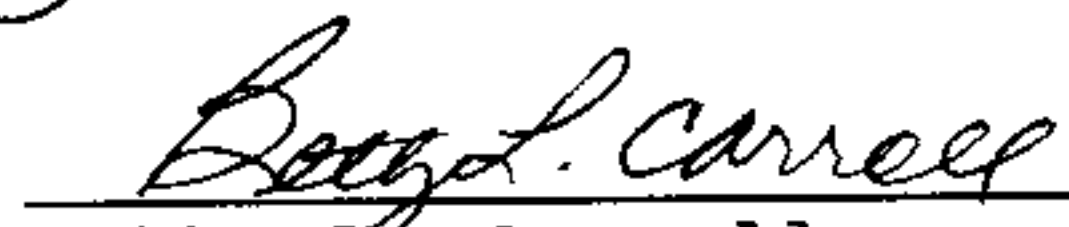
137, Real Volume 182, Page 942, Real
Volume 196, Page 766, Real Volume
228, Page 563 and Inst. #1994-3062.

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors,
administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors,
administrators and assigns, covenant with said Grantee, his heirs,
executors, administrators and assigns, that they are lawfully
seized in fee simple of said premises; that they are free from all
encumbrances, except as noted above; that they have a good right to
sell and convey the same as aforesaid; and that they will, and
their heirs, executors, administrators and assigns shall, warrant
and defend the same to the Grantee, his heirs, executors,
administrators and assigns forever against the lawful claims of all
persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 16th day of March, 1998.


James N. Carroll


Betty L. Carroll

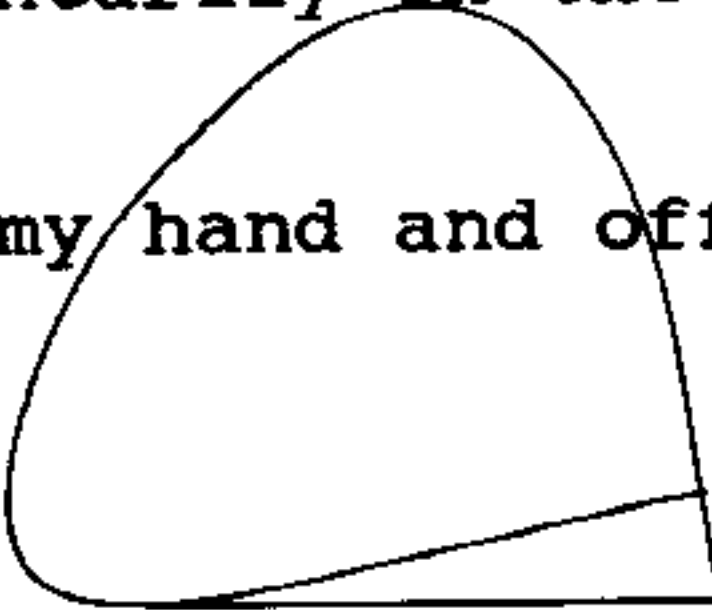
STATE OF ALABAMA

JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James N. Carroll and wife, Betty L. Carroll, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of March, 1998.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

Inst # 1998-09339

03/18/1998-09339
08:19 AM CERTIFIED
3 SHELBY COUNTY JUDGE OF PROBATE
003 NCB 58.50