

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) James H. Mitchell

(Address) P.O. Box 1317
Albaster, AL 35007

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 -----dollar

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

James C. Mitchell and wife, Martha Mitchell

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

James H. Mitchell

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Inst # 1998-19941

06/01/1998-19941
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 11.50

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 the said GRANTEEES,
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 GRANTEEES, their heirs and assigns forever.
against the lawful claims of all persons.IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 1st
day of June, 1998.

(Seal)

James C. Mitchell (Seal)
James C. Mitchell

(Seal)

Martha Mitchell (Seal)
Martha Mitchell

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James C. Mitchell and Martha Mitchell
whose names 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 1st day of June, A. D., 1998

MY COMMISSION EXPIRES NOVEMBER 12, 2000

Deborah A. Smith
Notary Public.

EXHIBIT "A"

Commence at the Northeast corner of the SE 1/4 of the SW 1/4, Section 13, Township 22 South, Range 1 East; thence run South along the East line of said 1/4-1/4 section a distance of 210.00 feet; thence turn an angle of 57 degrees 07 minutes to the right and run a distance of 136.30 feet; thence turn an angle of 18 degrees 31 minutes to the left and run a distance of 152.50 feet to the East margin of a gravel road; thence turn an angle of 35 degrees 10 minutes to the left and run along said gravel road a distance of 100.00 feet; thence turn an angle of 11 degrees 01 minute to the right and continue along said gravel road a distance of 140.20 feet; thence turn an angle of 19 degrees 06 minutes to the right and run a distance of 90.00 feet to the point of beginning; thence continue in the same direction a distance of 39.01 feet; thence turn an angle of 26 degrees 03 minutes 34 seconds to the left and run a distance of 52.25 feet; thence turn an angle of 16 degrees 11 minutes 14 seconds to the left and run a distance of 33.01 feet; thence turn an angle of 19 degrees 26 minutes 12 seconds to the left and run a distance of 41.55 feet; thence turn an angle of 60 degrees 52 minutes 58 seconds to the left and run a distance of 37.23 feet; thence turn an angle of 30 degrees 32 minutes 17 seconds to the left and run a distance of 30.45 feet; thence turn an angle of 5 degrees 52 minutes 22 seconds to the left and run a distance of 37.64 feet; thence turn an angle of 15 degrees 51 minutes 43 seconds to the left and run a distance of 44.34 feet; thence turn an angle of 93 degrees 50 minutes 06 seconds to the left and run a distance of 138.86 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4, Section 13, Township 22 South, Range 1 East, Shelby County, Alabama, and containing 13,673 sq. feet.

It is further the intention of the parties to retain a joint tenancy with James H. Mitchell and Travis Bentley, the following described property:

Commence at the Northeast corner of the SE 1/4 of the SW 1/4, Section 13, Township 22 South, Range 1 East; thence run South along the East line of said 1/4-1/4 section a distance of 210.0 feet; thence turn an angle of 57 degrees 07 minutes to the right and run a distance of 136.30 feet; thence turn an angle of 18 degrees 31 minutes to the left and run a distance of 152.50 feet to the East margin of a gravel road; thence turn an angle of 35 degrees 10 minutes to the left and run along said gravel road a distance of 100.00 feet; thence turn an angle of 11 degrees 01 minute to the right and continue along said gravel road a distance of 140.20 feet to the point of beginning; thence turn an angle of 19 degrees 06 minutes to the right and run a distance of 129.01 feet; thence turn an angle of 171 degrees 49 minutes 34 seconds to the right and run a distance of 75.00 feet; thence turn an angle of 7 degrees 22 minutes 16 seconds to the left and run a distance of 48.36 feet; thence turn an angle of 86 degrees 26 minutes 42 seconds to the right and run a distance of 25.00 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4, Section 13, Township 22 South, Range 1 East, Shelby County, Alabama and containing 1,291 square feet.

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