

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-seven Thousand, Five Hundred, Sixty-Seven, and 71/100 Dollars ( \$ 37,567.71) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Richard Wayne Mizell, Jr. (Herein referred to as Grantor), do grant, bargain, sell, and convey unto Amy Margaret Mizell (Herein referred to as Grantee) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in Section 2, Township 21 South, Range 3 West, more specifically described as follows:

Lot "F" in Lot One (1), in Block One (1), of Nickerson's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for 1998 and subsequent years, not yet due and payable.
2. Any and all easements and/or restrictions of record.
3. All rights outstanding by reason of the statutory right of redemption arising out of or resulting from the foreclosure of that mortgage executed by H. C. Hooten and Linda Hooten to Horizon Funding, Inc., recorded in Shelby County, Alabama, Real Property Book 241, Page 857, and said foreclosure being evidenced by foreclosure deed dated the 16<sup>th</sup> day of July, 1998, and recorded in Instrument # 1998-27117, in the aforesaid Probate Office. Also subject to the right of United States of America to redeem the subject property from said foreclosure sale as provided by Federal Tax Lien Act of 1966 (26 U.S.C. 7425).

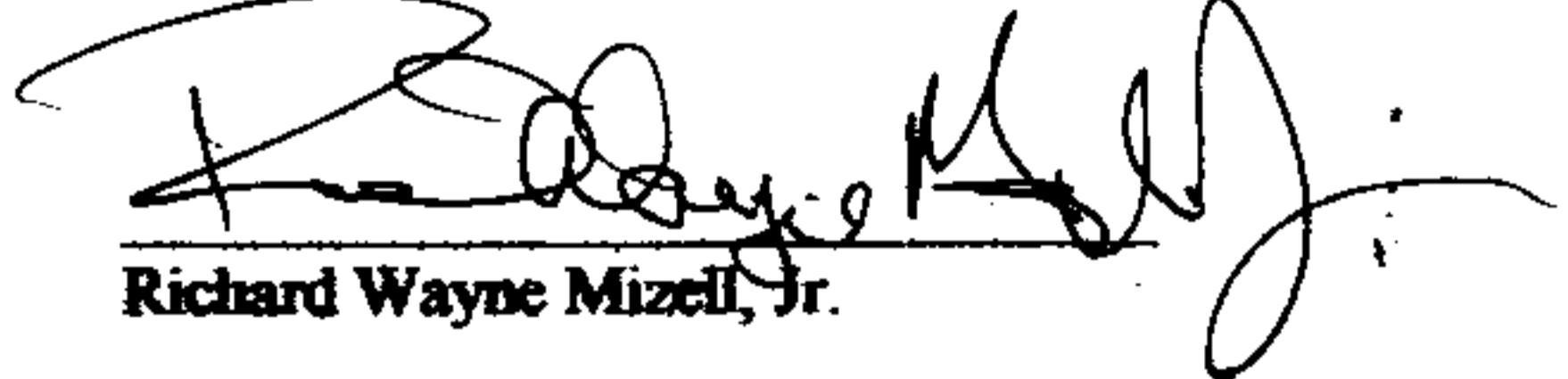
TO HAVE AND TO HOLD to said Grantee in fee simple, and to her heirs and assigns forever, together with every contingent remainder and right of reversion.

And I for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise noted above; that I have 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, her heirs and assigns forever, against the lawful claims of all persons.

08/14/1998-31689  
02:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 49.00

Inst. 1998-31689

IN WITNESS WHEREOF, I have set my hand and seal, this 14<sup>th</sup> day of August, 1998.



Richard Wayne Mizell, Jr.

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Wayne Mizell, Jr., whose name is 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, he executed the same voluntarily.

Given under my hand and official seal this 14th day of August, 1998.



Jessica DeRamus  
Notary Public

MY COMMISSION EXPIRES APRIL 2, 2001

Inst # 1998-31689

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