

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119, 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) CYNTHIA A. MITCHELL
(Address) 5726 HWY 10
MONTEVALLO AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY FOUR THOUSAND and 00/100-----(\$34,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
MITCHELL A. SPEARS and wife, PLEASIA F. SPEARS

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

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

A parcel of land in the SW ¼ of NE ¼ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the SW ¼ of the NE ¼ of Section 2, Township 22 South, Range 4 West, and run South along the West line thereof 304.67 feet; thence 93 degrees 44 minutes 22 seconds left and run 116.42 feet; thence 95 degrees 10 minutes 24 seconds right and run 113.62 feet to the point of beginning; thence 84 degrees 14 minutes 17 seconds right and run 19.09 feet; thence 97 degrees 57 minutes 09 seconds left and run 94.90 feet to the Northerly right of way line of Montevallo-Boothton Road; thence 88 degrees 13 minutes 13 seconds left and run along said right of way line 40.00 feet; thence 85 degrees 30 minutes 04 seconds left and run 95.00 feet; thence 94 degrees 19 minutes 35 seconds left and run 31.31 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1999 and subsequent years.

Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Transmission line permit to Alabama Power Company as recorded in Deed Book 104, page 181 in Probate Office.

Title to minerals and underlying caption lands with mining rights and privileges belonging thereto, as excepted in deed recorded in Real Record 218 page 197 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON
EVEN DATE HERewith, IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF
\$32,300.00.

40/23/1998-41614
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 10.50

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 15th
day of OCTOBER, 19 98

(Seal)

(Seal)

(Seal)

Mitchell A. Spears (Seal)
Pleasia F. Spears (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 **Mitchell A. Spears and wife, Pleasia F. Spears**

whose name(s) **are** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of October, 19 98

My Commission Expires: 5/17/99

Notary Public