

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the sum of TWO THOUSAND (\$2,000.) to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Eason Mitchell and Nancy Howell Patterson Mitchell

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

James R. Kramer

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

Lot 13 in Block #1 according to Dunstan's Map and Survey of the Town of Calera, Alabama, described as commencing on the north line of 18th Avenue, also being Montevallo Highway, at the Southwest corner of Lot 12 in said Block 1 and run West along the North line of said 18th Avenue 130 feet to the Southwest corner of said Block 1; thence North 30 feet to the Northwest corner of said Block 1; thence in a Northeasterly direction and parallel with the right-of-way of the southern Railway Company 115 feet to the Northwest corner of said Lot 12; thence in a Southerly direction along the West line of said Lot 12, 85 feet to the point of beginning, being situated in Shelby Count, Alabama.

SUBJECT TO: Restrictions and easements of record.

This instrument prepared without benefit of survey and title examination.

TO HAVE AND TO HOLD to the said grantees, for and during his life and upon his death, then to his heirs and assigns forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves and for my (our) 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 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 the 3rd day of November, 1998.

Rebecca E. Vickerson (Seal)

William Eason Mitchell (Seal)

Rebecca E. Vickerson (Seal)

Nancy Howell Patterson Mitchell (Seal)

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

11/08/1998 4:39:58
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DBL CM 10.50

I, Rebecca E. Vickerson, a Notary Public in and for said County, in said State, hereby certify that William Eason Mitchell and Nancy Howell Patterson 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 3rd day of November, 1998.

Rebecca E. Vickerson

Notary Public

My commission expires: 1-8-2002

Inst. # 1998-43968