

SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of two thousand seven hundred fifty and No/100 Dollars (\$2750.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Steve Sears, (herein referred to as grantor), whether one or more, grant, bargain, sell and convey unto Andrew Mitchum, (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SW 1/4 of the NE 1/4 of s21, Twp 19S, R1E: Commence at the NW corner of said 1/4 1/4s and run S along the W line of said 1/4 1/4s 100 feet to the point of beginning: Thence continue S along the W line of said 1/4 1/4s 220 feet: thence run E parallel with the N line of said 1/4 1/4s 156 feet: thence run N parallel with the W line of said 1/4 1/4s 220 feet: thence run W parallel with the N line of said 1/4 1/4s 156 feet to the point of beginning.

Source of title: A warranty deed to Tommy Ray Dawe, Brenda Gail Dawe, and Stoney R Dawe executed 24 May 1984 and recorded 24 May 1984 at book 355, page 717 of the Shelby County Alabama Probate Records.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

This conveyance is subject to easements and restrictions of record.

TO HAVE AND TO HOLD Unto the said grantee, his heirs and assigns, forever.

Inst # 1998-44422
11/09/1998-44422
03:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 14.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
the 30 day of October, 1998.

Steven Sears (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that Steve Sears, whose
name is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this date, that, being informed of the
contents of the conveyance he executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal on this the 1 day of
November, 1998.

BJ Morrison
Notary Public
My Commission Expires: 9/25/99

**Send Tax Notice To:
Andrew Mitchum**

This instrument was prepared by
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

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