

Value:
\$17,100

Send tax notice to:
Mrs. Sharon M. Watford
7986 Old Highway 280
Chelsea, Alabama 35043

This Instrument Prepared By:
Louis B. Feld, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Henry Dixon Mitchell and wife, Doris Downs Mitchell (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Sharon M. Watford (hereinafter referred to as "Grantee"), **an undivided twenty-five and six hundred seventy-five thousandths percent (25.675%) of our remaining seventy-four percent (74%) interest** in and to all of the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE¼ of the SE¼ of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama; thence Southerly along the West line of said quarter-quarter 663.34 feet to the point of beginning of the property being described; thence continue along last said course 1,326.68 feet to a point; thence 89 deg. 03 min. 30 sec. left and Easterly 668.89 feet to a point; thence 88 deg. 48 min. right and Southerly 547.10 feet to a point on the North right-of-way line of U.S. Highway Number 280; thence 87 deg. 46 min. left and Easterly along said right of way 226.62 feet to a point; thence 102 deg. 20 min. left and Northwesterly 145.11 feet to a point; thence 5 deg. 24 min. right and Northerly 148.60 feet to a point; thence 25 deg. 20 min. right and Northeasterly 316.13 feet to a point; thence 61 deg. 49 min. right and Easterly 39.74 feet to a point; thence 82 deg. 05 min. left and Northerly 1,278.19 feet to a point; thence 88 deg. 53 min. left and westerly 1,011.04 feet to the point of beginning, containing 33.73 acres and marked on the corners with iron pins as shown on the plat, subject to easements, rights of way and restrictions of record, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated February 26, 1979, subjects to easements and rights of way of record.

Being the same property conveyed by Esther B. Roper, a widow, to Henry Dixon Mitchell and wife, Doris Downs Mitchell, by deed dated March 9, 1979, filed for record in the Probate Office of Shelby County, Alabama, on March 12, 1979, at 9:30 o'clock A.M., and recorded in Deed Book 318, Page 336.

SUBJECT, HOWEVER, to the restrictions contained in the **BOUNDARY AGREEMENT** entered into on April 30, 1982 between William Duffie Hughes, W. J. Downs and wife, Harriett Downs, and H. D. Mitchell and wife, Doris Mitchell, as recorded at Book 45, Page 78, Probate Court, Shelby County, Alabama.

02/05/1999-05095
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
28.50

Inst. # 1999-05095

Source of Title: Instrument # 1994-20639 recorded in the Probate Court, Shelby County, Alabama.

It is the intention of the parties to this conveyance that, upon the execution hereof, Grantee shall own an undivided thirty-two percent (32%) interest in and to the subject real property.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this

15 day of January, 1999.

Henry Dixon Mitchell
Henry Dixon Mitchell

Doris Downs Mitchell
Doris Downs Mitchell

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Henry Dixon Mitchell and wife, Doris Downs 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 this the 15 day of Jan, 1999.

[Signature]
Notary Public

Louis B. Feld
Printed Name

[NOTARY SEAL]

My Commission Expires: 1-12-00