

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Mitchell J. Smith
140 Sugar Dr
Pelham, Al. 35124
(Address)

This instrument was prepared by

(Name) Patricia K. Martin, PC

3021 Lorna Rd.

(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty thousand nine hundred and no/100 (\$80,900.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jerry A. Harris, and her husband Eugene F. Mudrack

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

Mitchell J. Smith

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

Lot 21, according to the Amended Map of Sugar Oaks, as record in Map Book 16, page 126, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$80,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1999-05307

02/08/1999-05307

11:13 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

ON JAN 9.90

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 the said GRANTEE, 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 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 said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29 day of January, 1999

(Seal)

(Seal)

(Seal)

Jerry A. Harris (Seal)
Eugene F. Mudrack (Seal)
EUGENE F. MUDRACK (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry A. Harris and her husband Eugene F. Mudrack whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of January

A. D., 1999

Patricia K. Martin
Notary Public.