

\$75,000.00

Send tax notice to:
Mr. and Mrs. Henry Dixon Mitchell
7986 Old Highway 280
Chelsea, AL 35043

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

1999-22859
01/1999-22859
02:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
88.50

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 GRANTOR 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 Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Doris Downs Mitchell, joined by her husband, Henry Dixon Mitchell (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto **Doris Downs Mitchell and Henry Dixon Mitchell, as tenants in common** (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL ONE

The East Half of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 24, Township 19 South, Range 1 West.

All that part of the East Half of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 19 South Range 1 West, that lies North of the Florida Short Route Highway right of way (being U.S. Highway No. 280).

Subject to rights of way and easements of record.

PARCEL TWO

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence in a northerly direction along the western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point where the western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section is intersected by the center line of a ridge; thence turn to the right and run in a Northeasterly direction along the centerline of said ridge to a point where the centerline of said ridge is intersected by the Westernmost right-of-way line of the Hargis Retreat Road; thence run in a Southerly direction along the western right-of-way line of said Hargis Retreat Road to a point where the same is intersected by the southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the right and run westerly to the point of beginning, containing $\frac{3}{4}$ of an acre, more or less.

PARCEL THREE

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 West, and run thence in an Easterly direction along the $\frac{1}{4}$ - $\frac{1}{4}$ Section line to a point where the same intersects the western

right-of-way line of the Hargis Retreat Road; thence turn to the right and run southerly along the western right-of-way line of the Hargis Retreat Road to a point where the same intersects the eastern boundary of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 24; thence turn to the right and run North to point of beginning.

ALSO, the following described property: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 West, and run southerly along the western boundary of the $\frac{1}{4}$ - $\frac{1}{4}$ Section line to a point which is the northwest corner of the T.C. Davis property; thence turn to the left and run Easterly along the northern boundary of the T.C. Davis property to a point on the Western right-of-way line of the Hargis Retreat Road; thence turn to the left and run in a Northerly direction along the Western boundary of the Hargis Retreat Road to a point where the same intersects the southern boundary of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 West; thence turn to the left and run Westerly to point of beginning.

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.

3. Mineral and mining rights excepted.

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

The Grantor and the Grantee, Doris Downs Mitchell and Henry Dixon Mitchell, are one and the same persons.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their 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, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set her hand and seal this 24th day of April, 1999.

Doris Downs Mitchell
Doris Downs Mitchell

Henry Dixon Mitchell
Henry Dixon Mitchell

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Doris Downs Mitchell and Henry Dixon 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 24 day of April, 1999.


Notary Public

Louis B. Feld
Printed Name

[NOTARY SEAL]

My Commission Expires: 1-12-00

Inst # 1999-22859

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