

This instrument was prepared by:  
HARRY W. GAMBLE  
4290 Hwy 52, Suite G  
Helena, Alabama 35080

Send tax notice to:  
413 Cambrian Ridge Trail  
Pelham, Alabama 3512

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$118,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **NANCY YVONNE MITCHELL and SCOTT MITCHELL, WIFE AND HUSBAND**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **TIMOTHY RYAN BRITT** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 78, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, page 147 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof by prior to the proposed insured acquired for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Taxes due and payable October 1, 2005.
3. Rights of parties in possession.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien, or right to lien, for services labor, or materials heretofore or hereafter furnished, imposed by law not shown by the public records.
6. Easements, or claims of easements, not shown by public records.
7. Taxes or special assessments there are not shown existing liens by public record.
8. 15 ft building setback line along Cambrian Ridge Trail and an irregular easement along rear lot line as shown on record map(s).
9. Easement(s)/ Right(s) of Way granted Alabama Power Company recorded in Deed Book 127, page 375.
10. Restrictions, covenants and conditions appearing of record in Instrument Number 1996-40563 and as shown on record map(s).  
Note: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless an only to the extent that the covenant (a) is not in violation of state and federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminates against handicapped people.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
12. Rights of owners of property adjoining property in and to the joint or common rights of building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

To Have And To Hold to the said grantee, his, her or their heirs and assigns forever.

\$118,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

31<sup>st</sup> In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of January, 2005.

Nancy Yvonne Mitchell (SEAL)  
Nancy Yvonne Mitchell

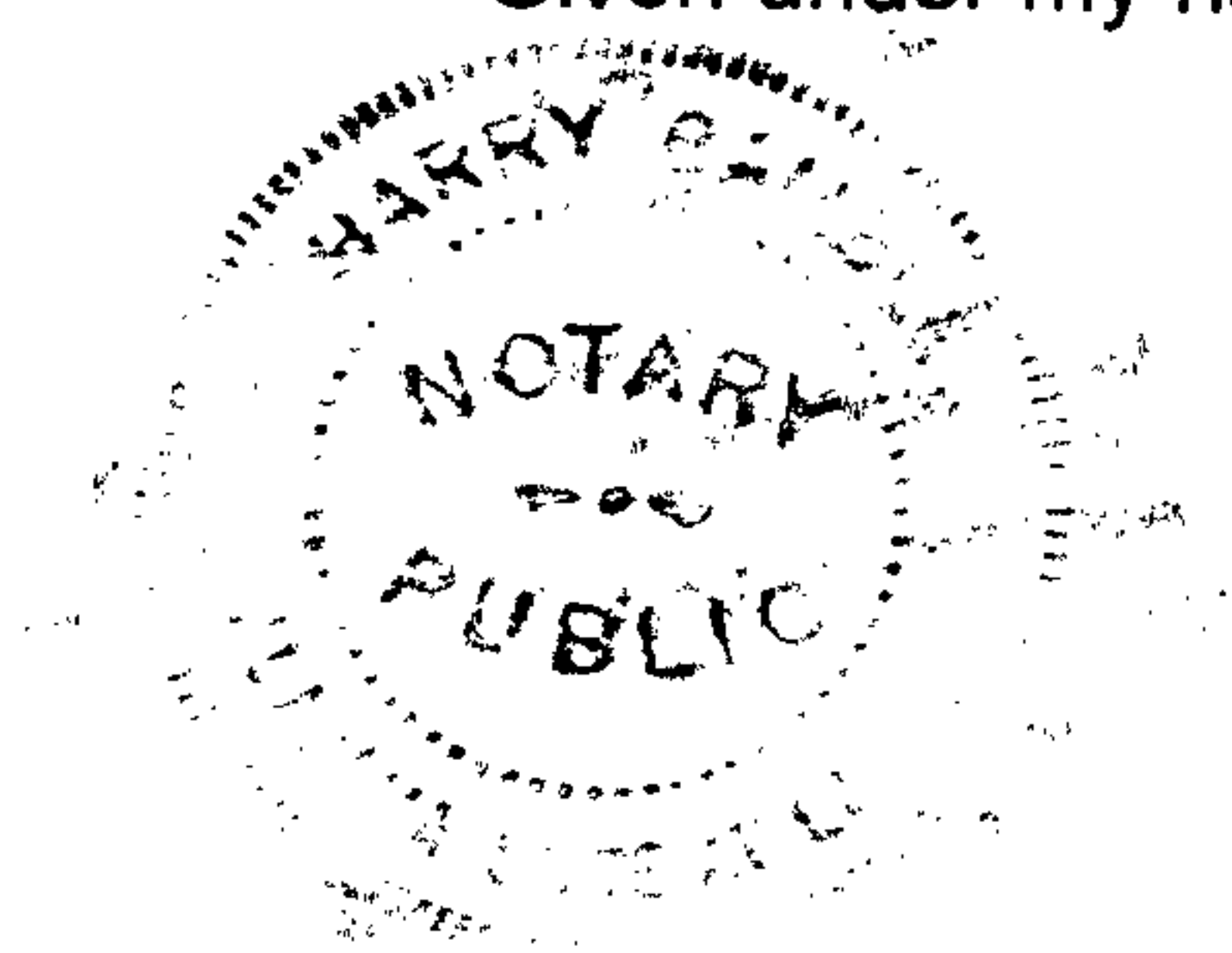
Scott Mitchell (SEAL)  
Scott Mitchell

STATE OF ALABAMA  
COUNTY OF SHELBY

20050201000049260 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
02/01/2005 13:18:00 FILED/CERTIFIED

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **Nancy Yvonne Mitchell and Scott Mitchell, wife and husband**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of January, 2005.



H. W. Gamble  
Notary Public  
My Commission Expires: 3/1/08