

This instrument was prepared by:
Frank C. Galloway III
Galloway & Scott, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209

\$22,000 (For entire
- F160 fee value)
Send tax notice to:
Larry E. Mitchell
Post Office Box 7
Saginaw, AL 35137

WARRANTY DEED

20110218000058000 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
02/18/2011 01:45:34 PM FILED/CERT

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration Ten and 00/100 Dollars (\$10.00), love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I

Eugene Mitchell, an unmarried man
(as to his undivided ½ interest)

(hereinafter referred to as "Grantor") do grant, bargain, gift and convey unto

Larry E. Mitchell

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama (the "Property"):

A parcel of land lying in the NE ¼; SE ¼, Section 12, Township 21 South, Range 3 West and more particularly described as follows:

Starting at the Northwest corner of the said NE ¼; SE ¼; Section 12, Township 21 South, Range 3 West, run easterly along the North boundary line of said NE ¼; SE ¼ a distance of 143.0 feet to a point on the southwest R/W line of U.S. Highway #31; thence run southeasterly along the said southwest R/W of said U.S. Highway #31 along a curve to the left a distance of 272.0 feet to an iron marker at a fence, the point of beginning; thence continue along the said R/W of said U.S. Highway #31 along said fence a distance of 125.0 feet to an iron marker at a fence corner; thence turn an angle of 48 degrees 02 minutes to the right and run southerly along a fence a distance of 185.5 feet to an iron marker in said fence; thence turn an angle of 90 degrees 00 minutes to the right and run westerly a distance of 96.57 feet to an iron marker; thence turn an angle of 90 degrees 00 minutes to the right and run northerly a distance of 272.3 feet to the point of beginning. Said parcel of land lies in the said NE ¼; SE ¼ Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

Prior to the conveyance effected by this deed, Grantee already owned an undivided ½ interest in the Property.

SUBJECT TO:

1. Ad valorem taxes for 20 11 and subsequent years; 2011 ad valorem taxes are a lien but not due and payable until October 1, 2011.
2. Right of way to Highway #31.
3. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto.
4. Any mineral, mining, oil, gas or other form of subsurface right not owned by Grantor.

TO HAVE AND TO HOLD Unto Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, I have set my hand and seal, this 17th day of February, 2011.

By Eugene Mitchell (Seal)
Eugene Mitchell

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Eugene Mitchell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the content of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2011.

Frank C. Salter
Notary Public
My commission expires: 11-15-13