



20120731000276630 1/2 \$208.50
Shelby Cnty Judge of Probate, AL
07/31/2012 12:12:12 PM FILED/CERT

This instrument was prepared by:
Townes, Woods & Roberts, P.C.
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071
(205) 631-4019

Send Tax Notice to:
Mitchell Family Trust
1601 Kestwick Drive
Birmingham AL 35226

WARRANTY DEED
(without title opinion)

\$1,43,300.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledge, I,

James M. Mitchell, Jr. and wife, Margaret Mitchell

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

The Mitchell Family Trust dated July 30, 2012

(herein referred to as grantees, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to wit:

Parcel I

Begin at a point in the center of Cahaba River where the same is intersected by the east line of the NE ¼ of NW ¼ of SE ¼ of Section 24, Township 19 South, Range 3 West and run thence south 2 deg. 29 min, east along the east line of said NE ¼ of NW ¼ of SE ¼ of Section 24 a distance of 465 feet to the south boundary of NE ¼ of NW ¼ of SE ¼ of said Section 24, (there being an iron pipe establishing corner of land of Ala. Fuel & Iron Company); thence run south 88 deg. 28 min. west a distance of 242.2 feet to an iron pipe; thence south 73 deg. 43 min, west a distance of 434.0 feet to an iron pipe on the west boundary line of NE ¼ of NW ¼ of SE ¼ of said Section 24; thence north 2 deg. 29 min, west along said west boundary line a distance of 480.0 feet to the center line of Cahaba River; thence run along the center line of said Cahaba River and its meanderings to the point of beginning; situated in Shelby County, Alabama; Except therefrom from Cahaba River.

The above described land is the same land as that conveyed by deed from Beulah Massey to Fred Honeycutt and Helen V. Honeycutt on June 20, 1956, as shown by Deed Book 181 page 239 in Probate Office of Shelby County, Alabama

Parcel II

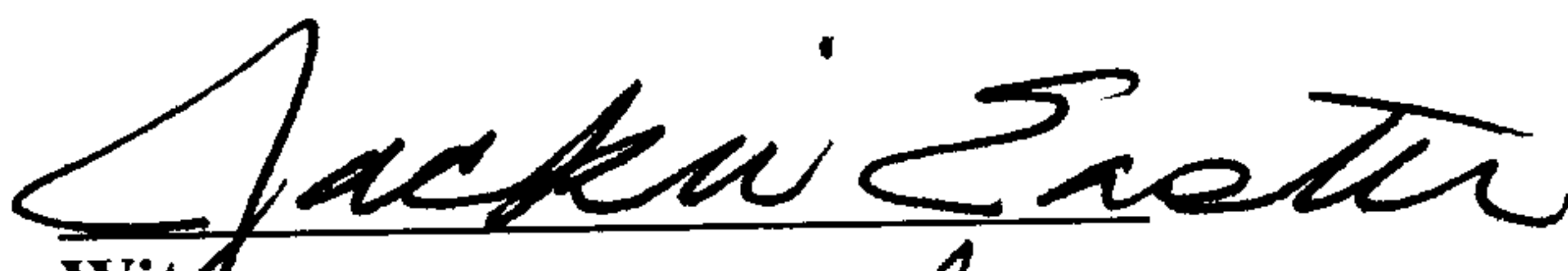
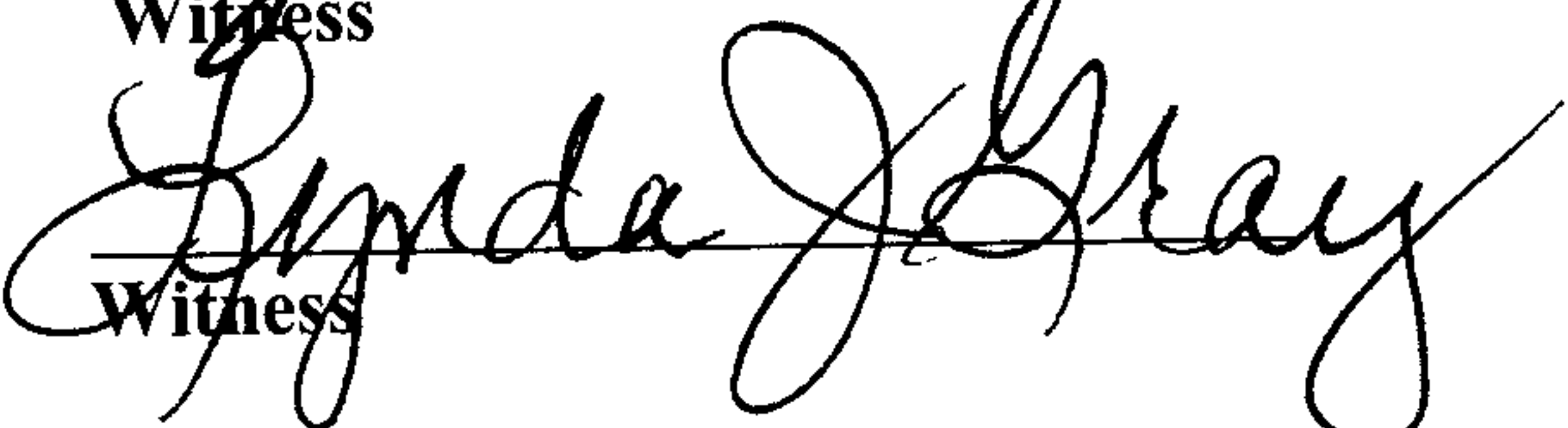
The West ½ of the NW ¼ of NE ¼; Section 10; Township 18 South; Range 1 East, the lines and angles of which one shown on the above plat.

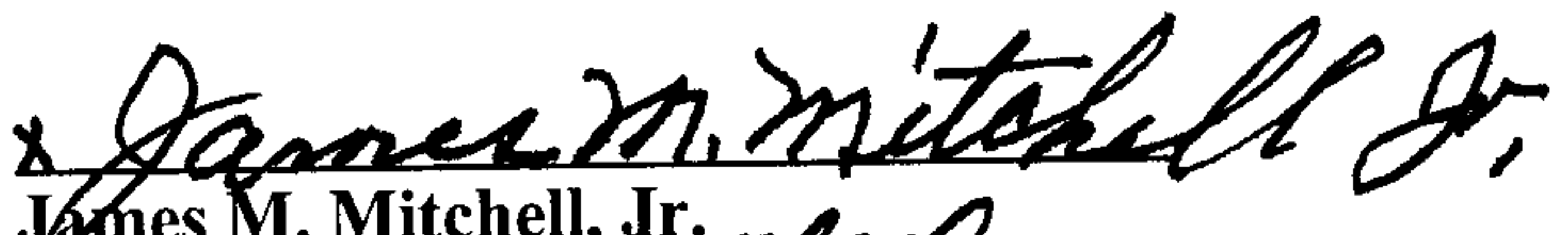


Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30 day of July, 2012.


Witness

Witness



James M. Mitchell, Jr.

Margaret Mitchell
 POA
Margaret Mitchell by and through her attorney in fact, James M. Mitchell, III

STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James M. Mitchell, Jr. and wife, Margaret Mitchell, by and through her attorney in fact, James M. Mitchell, III** whose name is signed to the foregoing conveyance, and who is 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 and official seal, this 30th day of July, 2012.

Alicia M. Hunter
Notary Public


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Shelby County, AL 07/31/2012
State of Alabama
Deed Tax: \$193.50