



20150521000168850 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/21/2015 12:29:29 PM FILED/CERT

40,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Issac W Mitchell
88 Tolbert Street, BX 526
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of forty thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, and to correct an earlier property description, I, **BRENDA REASER**, of 78 Smitherman Drive, Montevallo, AL 35115, a married woman, do grant, bargain, sell, and convey unto ISSAC W MITCHELL AND WIFE CHRISTINE MITCHELL, of 88 Tolbert Street, Montevallo, AL 35115 for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the intersection of the E right of way line of Palmer Street and the SW right of way line of Dogwood Road (Shelby County Highway 17) and run SE 360 feet; thence run SW 77.6 feet; thence run SW 170 feet to the S line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §20, Twp 22S, R3W; run thence W 190 feet; run thence N 415 feet to the point of beginning. Containing ± 1.73 acres and assigned ad valorem tax parcel ID 27.4.20.2.003.001.

Being that same property acquired by Annie Mae Tolbert in January 1947 and described in an instrument recorded at deed book 132, page 22 of the Shelby County Probate Records.

Parcel II

Commence at the NE corner of the NE¼ of the SW¼ of §20, Twp 22S, R3W, and run W 420 feet to the point of beginning. Thence run W 190 feet; thence run S 230 feet; thence run NE 39.7 feet; thence run NE 59.8 feet; thence run N 100 feet; thence run E 90 feet; thence run NE 95 feet to the point of beginning. Containing ±.54 acres and assigned ad valorem tax parcel ID 27.4.20.3.001.002.

Being that same property acquired by Annie Mae Tolbert in August 1973 and described in an instrument recorded at book 282, page 109 of the Shelby County Probate Records.

The Shelby County Revenue Commissioner has appraised Parcel I at \$9,780 and Parcel II at \$69,150 as of 2014.

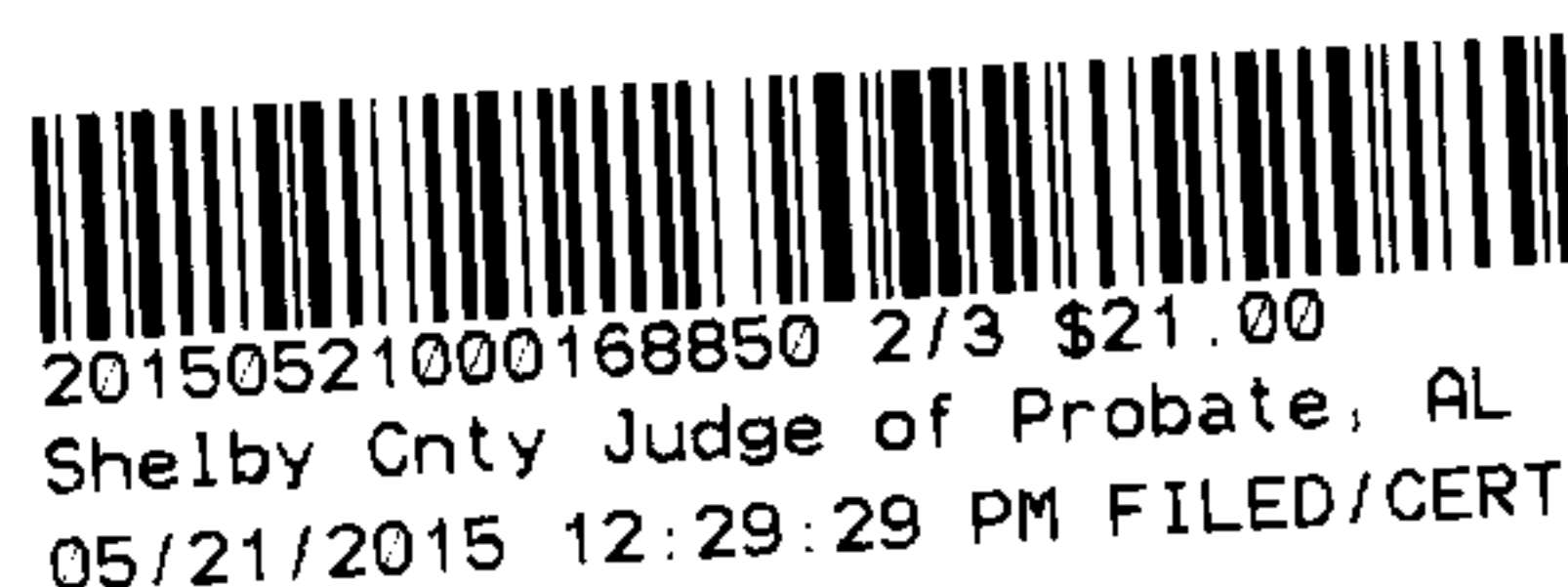
Source of title: A warranty deed from the estate of Annie Mae Tolbert to grantor herein and Clara Pitts jointly, executed 21 May 2007 and recorded on 24 August 2007 at certificate number 2007:0824000400520 in the Shelby County Alabama Probate Office. Clara Pitts died 09 March 2009 without alienating her part of the title herein. It is the intent of this instrument to convey all that property received from the source instruments, and all property in Shelby County, Alabama, whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of the grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

BRENDA REASER, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **BRENDA REASER**, have set my hand and seal, this 20 May 2015.



Witness:

Heather Hubbard

Brenda Reaser (Seal)
BRENDA REASER

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **BRENDA REASER**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 May 2015.

Amanda C Davis

Notary public

my commission
expires
9-1-15

20150521000168850 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/21/2015 12:29:29 PM FILED/CERT