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DEEDS 1/2

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Ready Home Services, LLC
100 Corporate Woods Cir
Alabaster AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

James Harold Mitchell, a married man, whose mailing address is:

109 Norwich Abbaye Cir Alabaster AL 35007

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

Ready Home Services, LLC, whose mailing address is:

100 Corporate Woods Cir Alabaster AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **314 Hwy 260, Maylene, AL 35114** to-wit:

Parcel I:

Begin at the NE corner of the NE 1/4 of NW 1/4, Section 17, Township 21, Range 3 West, run thence South along the East boundary of said NE 1/4 of NW 1/4 a distance of 330.00 feet for point of beginning; thence turn right an angle of 91 deg. 42' a distance of 100.0 feet to a point; thence turn an angle of 91 deg. 48' 57" to the left and run a distance of 122.19 feet, more or less, to the center line of paved County Road; thence run Easterly along said centerline a distance of 100 feet, to the aforesaid East boundary; turn left an angle of 94 deg. 07' along said East boundary a distance of 124.8 feet to point of beginning, being in the NE 1/4 of NW 1/4 of Section 17, Township Excepting right of way of County Highway.

Parcel II:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 17, Township 21, Range West and run thence South 501.6 feet, run thence East 904 feet, thence North 171.6 feet, thence East 420 feet to the East line of said 1/4-1/4 being the point of beginning of the triangular parcel of land herein conveyed; thence run West a distance of 146 feet, thence run in a Northeasterly direction to a point on the East line of said NE 1/4 of NW 1/4 which point is 47 feet North of the point of beginning; thence run South along the East line of said 1/4-1/4 Section a distance of 47 feet to the point of beginning.

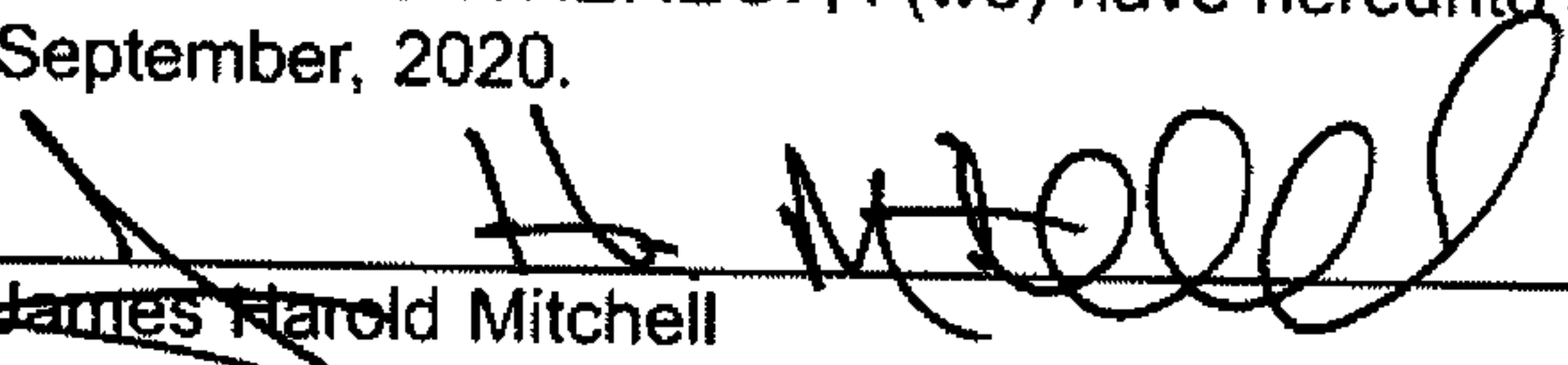
Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

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

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

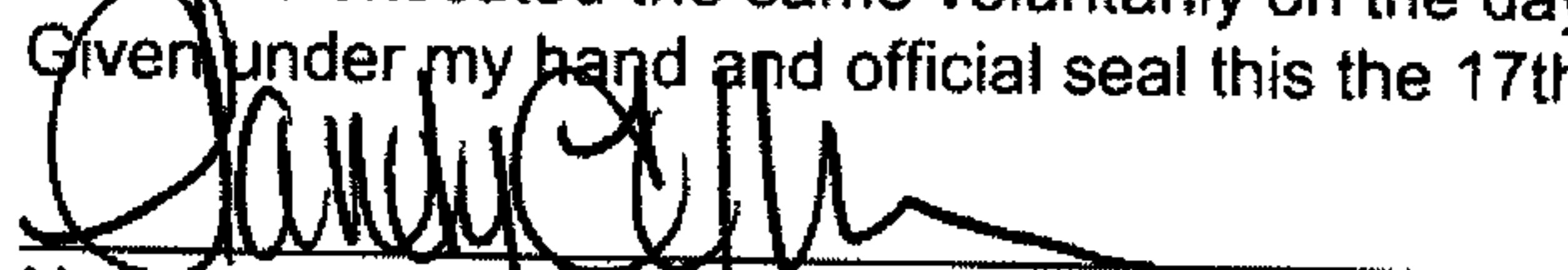
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 17th day of September, 2020.


James Harold Mitchell

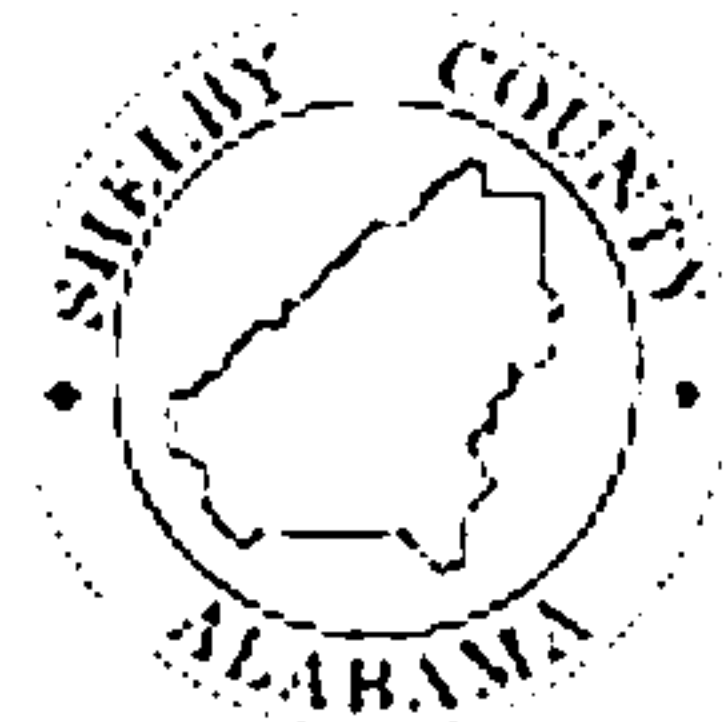
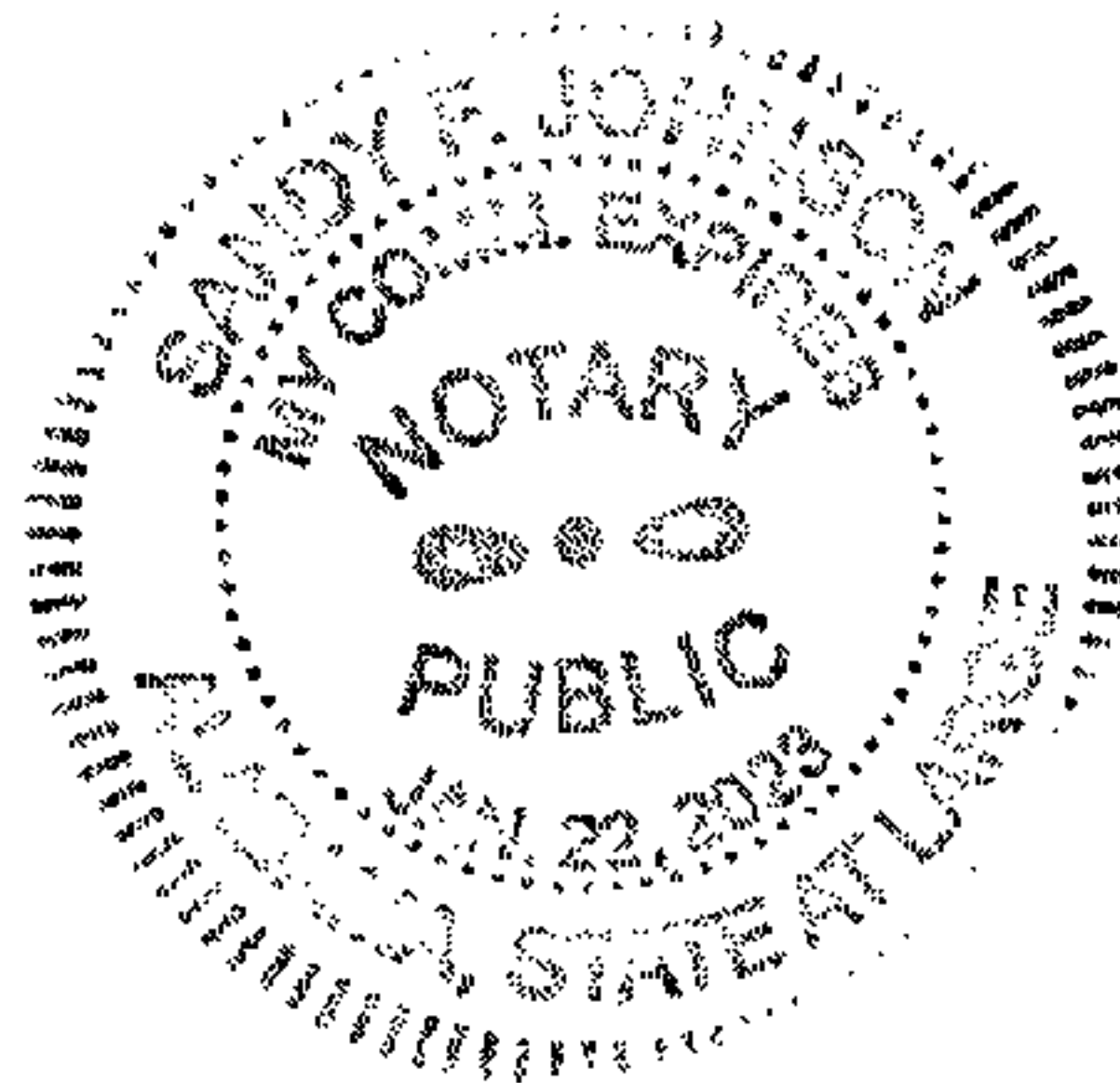
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James Harold Mitchell, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2020.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2020 01:22:57 PM
\$85.00 JESSICA
20200917000417520

Allie S. Bayl