

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 222552

Send Tax Notice To: Jacob Gray Billings
Kathryn Mitchem
1534 Highway 1
Bessemer, AL 35022

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Ten Thousand Dollars and No Cents (\$310,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael David Mitchem, a married man***, whose mailing address is 1258 Hwy 1 Bessemer AL 35022 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jacob Gray Billings and Kathryn Mitchem, whose mailing address is 1534 Hwy 1, Bessemer, AL 35022** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1534 Highway 1, Bessemer, AL 35022**; to wit;

Begin at the northwest corner of the NW ¼ of the SE ¼ of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence Easterly along the North boundary of said ¼ - ¼ section 364.63 feet to intersection with the centerline of Shelby County Highway No. 1; thence right 82 degrees, 14 minutes in a Southeasterly direction along said centerline 406.93 feet to the point of beginning; thence continue Southeasterly along same course which is also along said centerline 320.87 feet to the point of beginning of the arc of a curve, tangent to last mentioned course, turn in to the left, having a central angle of 5 degrees, 15 minutes 45 seconds a radius of 2864.93 feet and a chord of 263.05 feet; thence Southeasterly along said arc which is also along said centerline 263.14 feet; thence left 92 degrees, 38 minutes in a Northeasterly direction 40.00 feet to the East boundary of said right of way said point, also being the centerline of an old road; the next 4 courses are along said centerline of an old road; thence left 74 degrees, 18 minutes in a Northeasterly direction 88.80 feet; thence right 13 degrees, 59 minutes, in a Northeasterly direction 273.60 feet; thence right 8 degrees, 48 minutes in a Northeasterly direction 172.20 feet; thence left 16 degrees, 00 minutes in a northeasterly direction 78.20 feet; thence left 101 degrees, 43 minutes in a Westerly direction 377.61 feet, more or less to the point of beginning. Except 40.00 feet on the East side of centerline of said right of way for Shelby County Highway No. 1. Also except 10.00 feet on West side of said centerline of an old road.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

***Note: Subject property is not the homestead of said Grantor and is not the homestead of Grantor's spouse.**

\$304,385.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of July, 2022.



Michael David Mitchem

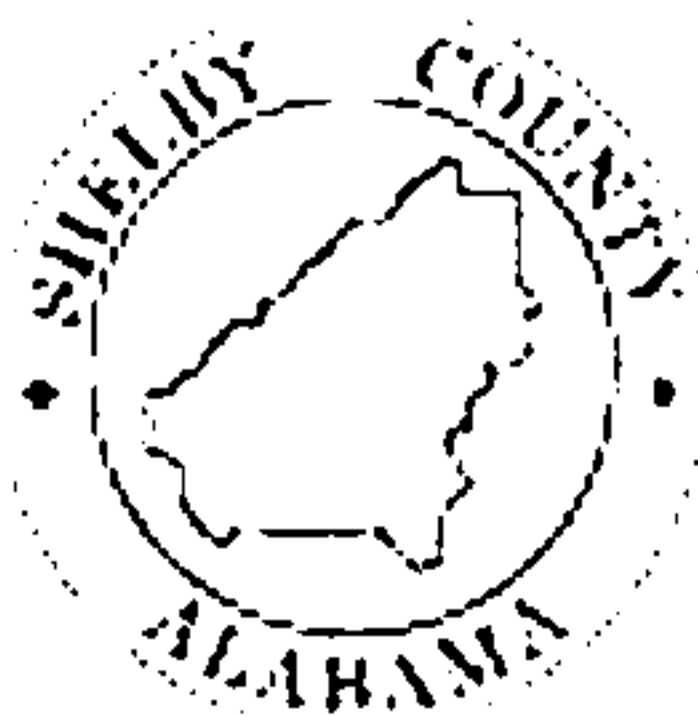
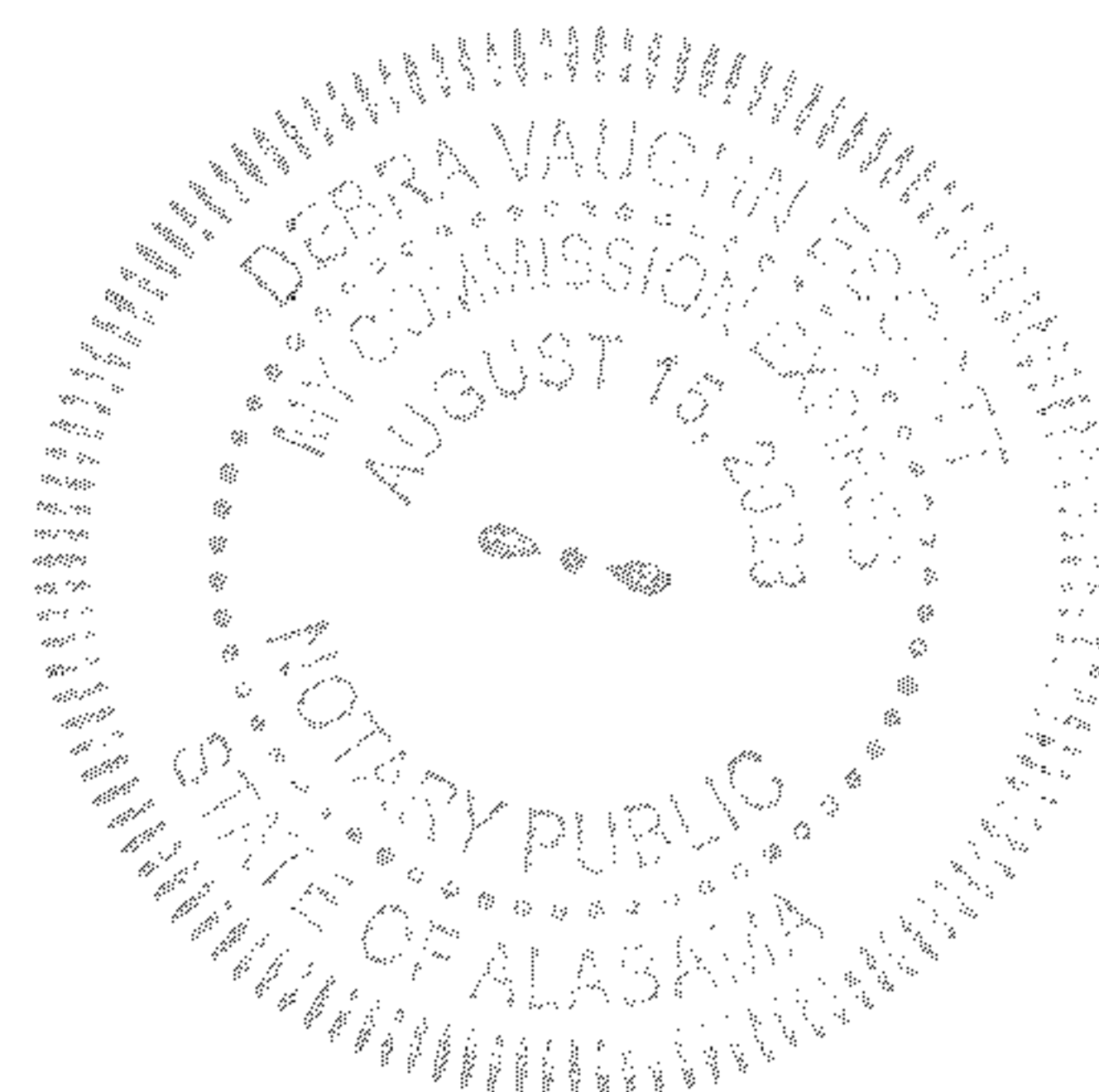
State of Alabama

County of Jefferson

I, Debra Vaughn Esnot, a Notary Public in and for the said County in said State, hereby certify that Michael David Mitchem, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of July, 2022.


Notary Public, State of Alabama
Debra Vaughn Esnot
My Commission Expires: 8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2022 09:54:35 AM
\$31.00 PAYGE
20220718000280910

Allen S. Bayl