

20220726000291740  
07/26/2022 09:39:11 AM  
DEEDS 1/3

Send Tax Notice to:

Clinton J. Ancelet

241 Grey Oaks Dr.  
Peelham AL  
35124

This Instrument Prepared By:

**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: **BHM-22-1361**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Linda S. Russ and Mixon J. Russ, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

7314 Spinnaker Ave, Tuscaloosa, AL 35406

by **Clinton J. Ancelet (herein referred to as "Grantee"),** whose mailing address is

241 Grey Oaks Dr Peelham AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **200 Twin Brook Lane, Bessemer, AL 35022,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

**AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

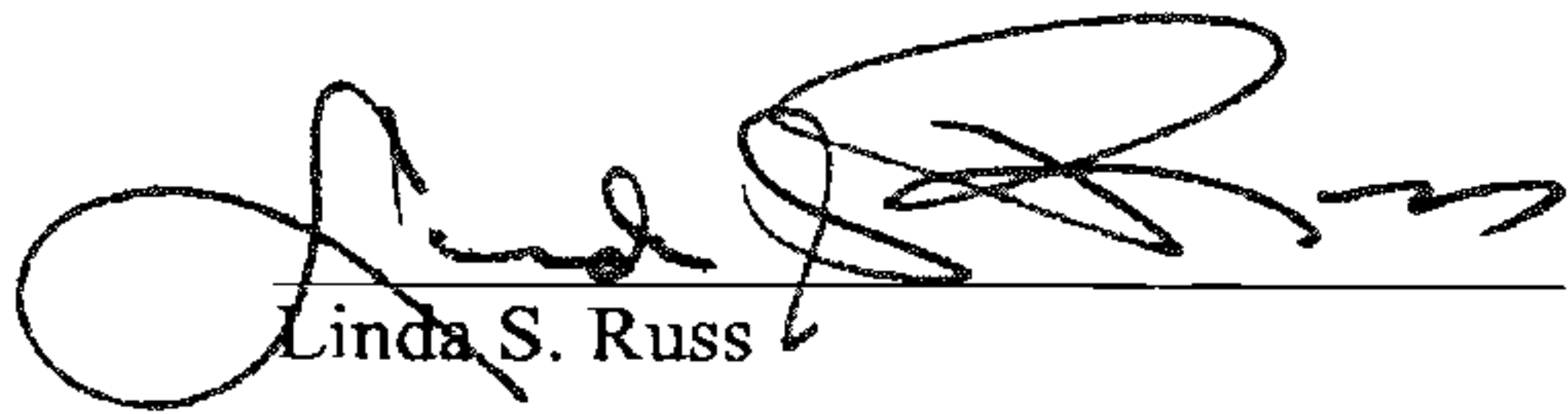
**MINING AND MINERAL RIGHTS EXCEPTED.**

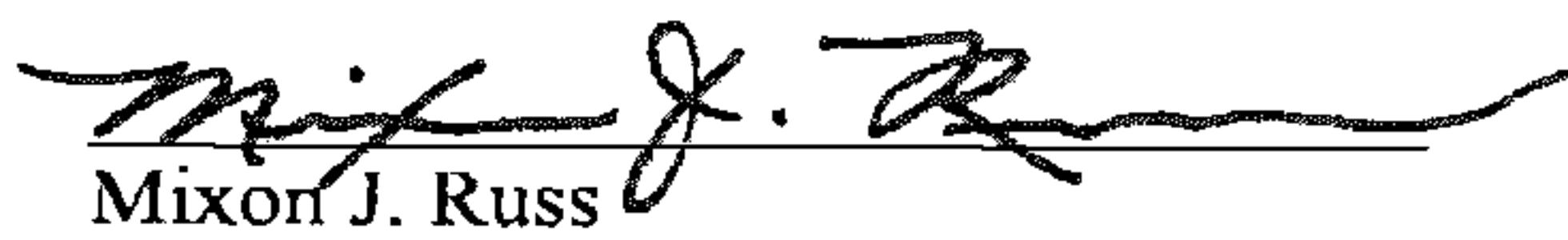
**\$333,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 6 day of July, 2022.

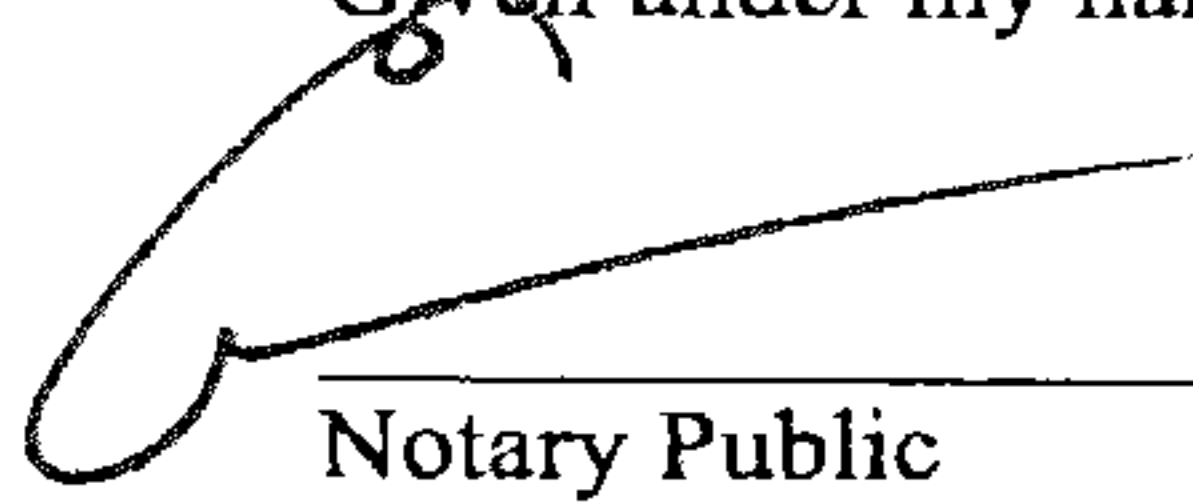
  
Linda S. Russ

  
Mixon J. Russ

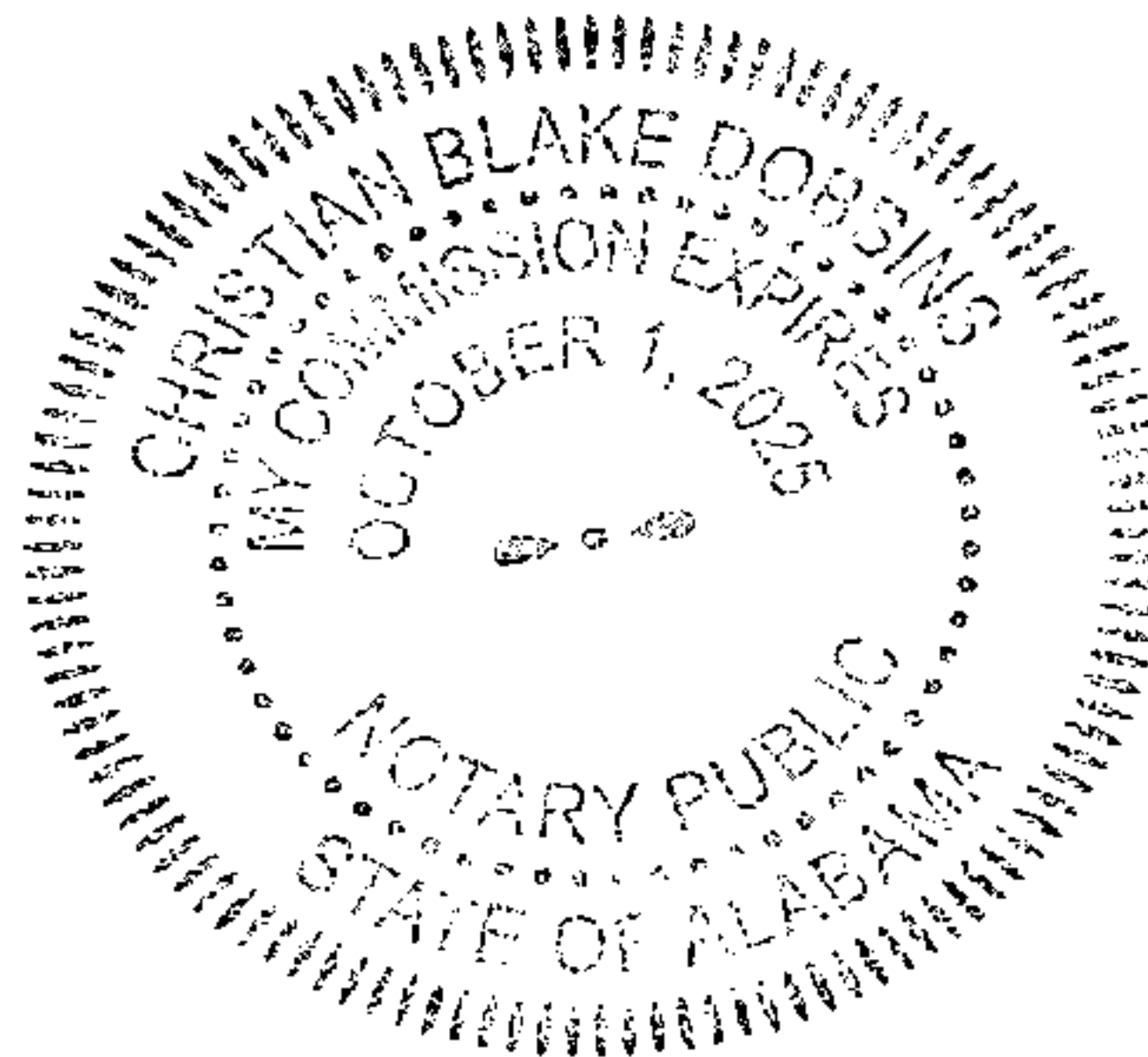
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda S. Russ and Mixon J. Russ**, 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 6 day of July, 2022.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name  
My Commission Expires:



**EXHIBIT A**

**Property 1:**

Lot 2, according to the Survey of Twin Brook Estates, as recorded in Map Book 12, Page 90, in the Office of the Judge of Probate, Shelby County, Alabama; being situated in Shelby County, Alabama. Subject to that part of subject property lying in Book Lane, a private easement, as shown by Map Book 12, Page 90, in said Probate Office. All being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Commonly known as 200 Twin Brook Lane, Bessemer, AL 35022

This property also includes a 1999 Fleetwood Doublewide Manufactured Home with VIN Numbers GAFLW54A82421ES22 and GAFLW54B82421ES22.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/26/2022 09:39:11 AM  
\$65.00 JOANN  
20220726000291740

*Allen S. Bayl*