

**SEND TAX NOTICE TO:**  
Edwin Lewis Yoder  
215 Sterling Oaks Drive  
Hoover, AL 35244

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cathleen Elizabeth Mitchell, an unmarried person, acting through Donna Kay Mitchell, her attorney-in-fact**, whose address is 1186 Goodwin Road Northeast, Atlanta, GA 30324, (hereinafter "Grantor", whether one or more), by **Edwin Lewis Yoder**, whose address is , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Edwin Lewis Yoder**, the following described real estate situated in Shelby County, Alabama, **the address of which is 215 Sterling Oaks Drive, Hoover, AL 35244 to-wit:**

**Unit 215, according to Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument No. 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument No. 20040701000364670, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the Survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, pages 101 A thru D, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**Cathleen Mitchell is the surviving grantee of that certain Deed recorded in Instrument No. 20050503000210630. The other grantee, Randall J. Mitchell, having died on or about 4/25/2020.**

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Cathleen Elizabeth Mitchell, by Donna Kay Mitchell, as attorney-in-fact, has set their signature and seal on this 12 day of December, 2023.

*Cathleen Elizabeth Mitchell by Donna Kay Mitchell, Attorney In Fact*  
**Cathleen Elizabeth Mitchell by Donna Kay Mitchell, Attorney-In-Fact**

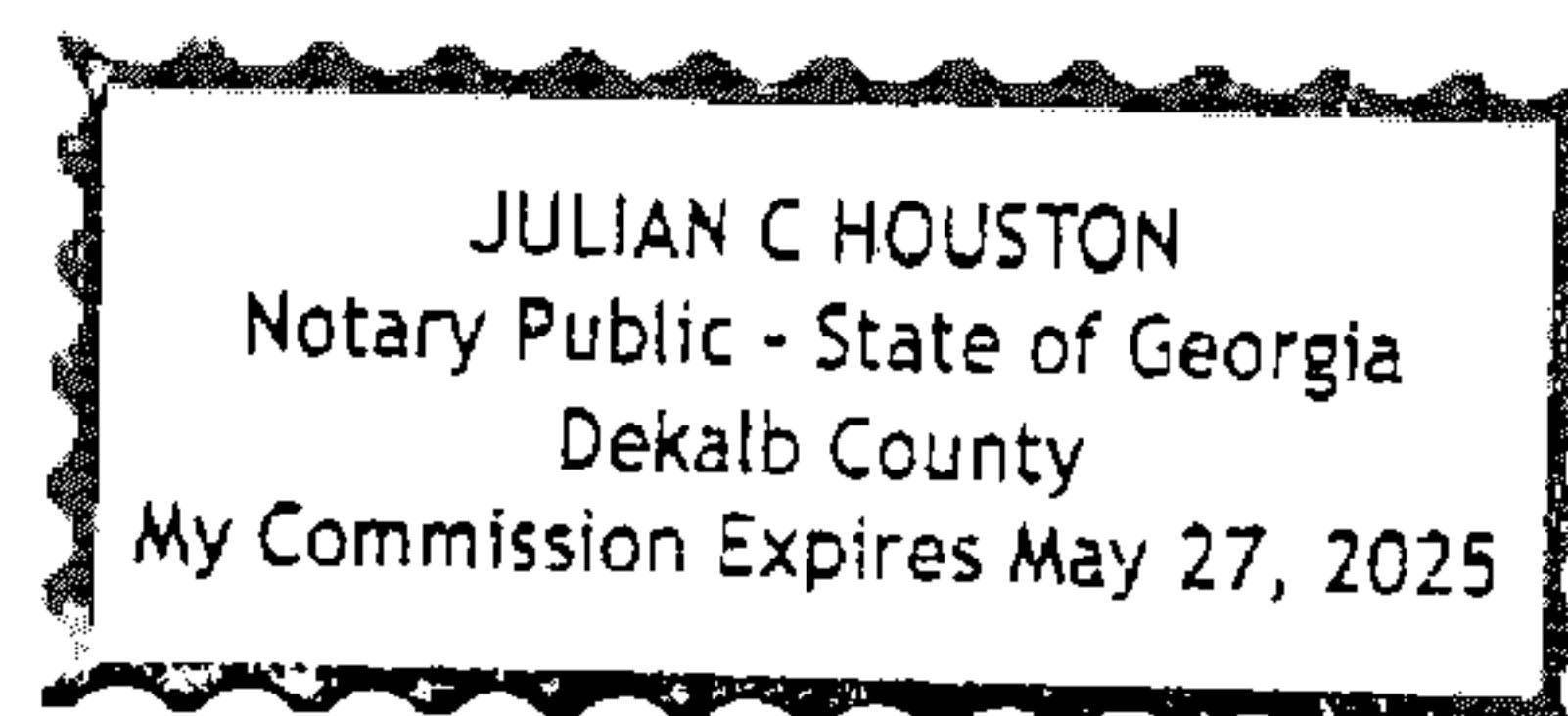
STATE OF GA  
 COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna kay Mitchell, whose name as attorney in fact for Cathleen Elizabeth Mitchell, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 12 day of December, 2023.

*[Signature]*  
 Notary Public

My Commission Expires: 5/27/25



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/14/2023 08:20:07 AM**  
**\$215.00 PAYGE**  
**20231214000359590**

*Allen S. Bayl*