This instrument was prepared by:
Mark E. Gualano, Attorney
1629 11th Avenue South
Birmingham, AL 35205

Send Tax Notices to:
828 Ballantrae Pkwy
Pelham, AL 35124

20110225000065380 1/1 $17.00
Shelby Cnty Judge of Probate, AL
02/25/2011 01:40:55 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS ($5,000.00) and other good and valuable consideration, to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, JEANEEN P. MITCHIM, a single woman, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto JONATHAN C. MITCHIM, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

Lot 218, according to the Final Plat of Lochnivar at Ballantrae, as recorded in Map Book 32, pages 10A, B, & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

THIS DEED IS BEING CONVEYED FOR THE PURPOSE OF TRANSFERRING ANY NET EQUITY IN THE PROPERTY PURSUANT TO THAT FINAL DIVORCE DECREE ENTERED IN SHELBY COUNTY IN CASE NO: DR 09-900149.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or 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 18th day of February, 20 11.

Jeaneen P. Mitchim (SEAL)
JEANEEN P. MITCHIM

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEANEEN P. MITCHIM, whose name is signed to the foregoing conveyance, and who is 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 18th day of February, 20 11.

Notary Public
MARK EDWARD GUALANO
My commission expires: 7/28/2013

Shelby County, AL 02/25/2011
State of Alabama
Deed Tax:$5.00