
THIS INSTRUMENT WAS PREPARED BY:

M. ALLISON TAYLOR, ESQ.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

GUY K. MITCHELL, JR.
820 SHADES CREEK PARKWAY
Suite 1200
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to **GUY K. MITCHELL, JR., a married man** (herein called "Grantor"), in hand paid by **BEVERLY S. VIRCIGLIO as Trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust** (herein called "Grantee"), the receipt whereof is hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee ***a one-third (1/3) undivided interest*** in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE ¼ of the NE ¼ of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the SE corner of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said Section 19 a distance of 2834.30 feet to a point on the North line of property conveyed to Asplundh Tree Expert Company by deed recorded in Real 207, page 292, in the Probate Office of Shelby County, Alabama; thence turn 89 deg. 48 min. 08 sec. left and run Westerly along the North line of property owned by Asplundh Tree Expert Company 110.01 feet to a steel pin corner on the West margin of Shelby County Highway No. 87 and the Point of Beginning of the property being described; thence continue along last described course a distance of 212.31 feet to a steel pin corner; thence turn 90 deg. 00 min. 00 sec. right and run Northerly a distance of 212.48 feet to a steel pin corner in the centerline of an existing gravel road or driveway; thence turn 89 deg. 59 min. 59 sec. right and run Easterly along the centerline of said gravel road or drive a distance of 209.25 feet to a steel pin corner on the same said Westerly margin of same said Highway 87; thence turn 89 deg. 10 min. 29 sec. right and run Southerly along said margin of said Highway a distance of 212.50 feet to the Point of Beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.



20130122000029030 1/3 \$176.50
Shelby Cnty Judge of Probate, AL
01/22/2013 02:59:10 PM FILED/CERT

Subject to all taxes currently accruing or which may be due against the subject property, any outstanding mortgages and easements and restrictions of record.

The Property is not the homestead or residence of the Grantor or his spouse.

This deed was prepared with information supplied by the Grantor herein without the benefit of a title search being performed on the subject property and preparer herein makes no representations or warranties as to title of the subject Property.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever;

And I do for myself and my heirs and assigns, covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

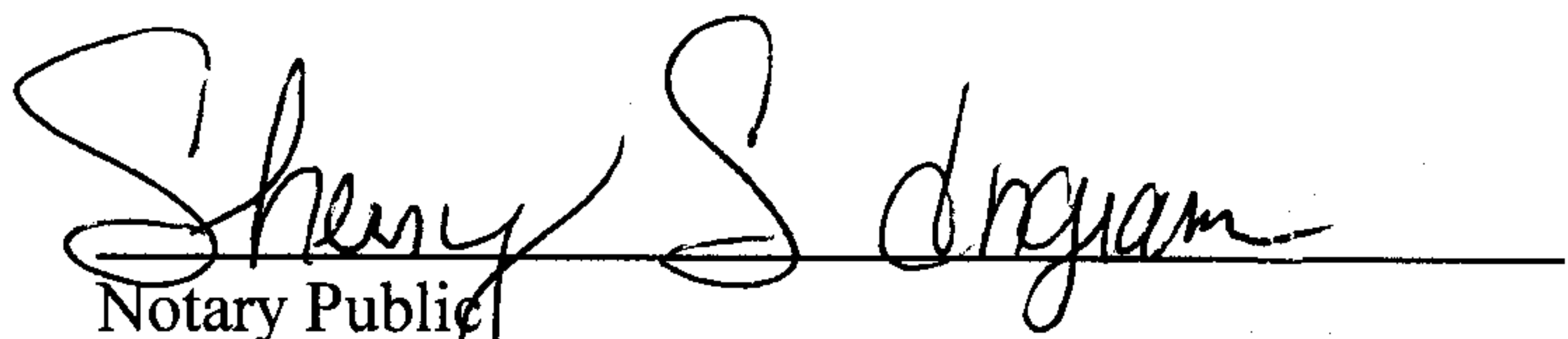
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of December, 2012.


GUY K. MITCHELL, JR.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Guy K. Mitchell, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 20 day of December, 2012.


Notary Public
My Commission Expires: ~~MY COMMISSION EXPIRES AUGUST 12, 2014~~
[SEAL]

Real Estate Sales Validation Form

This Document must be filed in accordance with *Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Guy K. Mitchell, Jr.	Grantee's Name	Beverly S. Virciglio as Trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust
Mailing Address	820 Shades Creek Parkway Birmingham, Alabama 35209	Mailing Address	820 Shades Creek Parkway Birmingham, Alabama 35209
Property Address	2055 Highway 87 Alabaster, Alabama 35007	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ <u>158,333.33 (1/3 interest)</u>
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☒ Appraisal
☐ Sales Contract	☐ Other _____
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

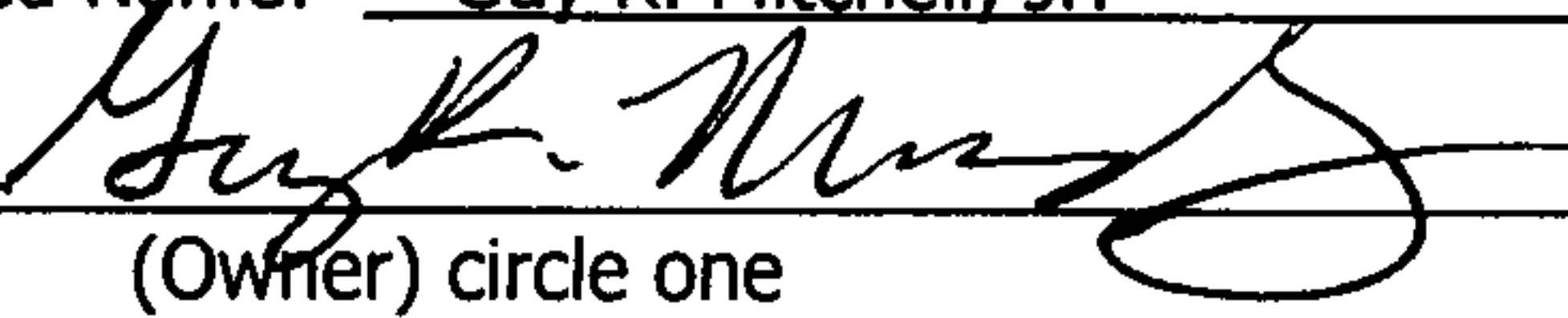
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate.
I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 20, 2012

Printed Name: Guy K. Mitchell, Jr.

____ Unattested _____
(verified by)

Sign 
(Owner) circle one

