

STATE OF ALABAMA)
COUNTY OF SHELBY)

20140131000028150 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
01/31/2014 12:54:25 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND AND NO/100 DOLLARS (\$174,000.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **SERVIS FIRST BANK** an Alabama Corporation (GRANTOR) whose address is 850 Shade Creek Parkway, Suite 200, Birmingham, AL 35209 does grant, bargain, sell and convey unto **JAMES E. MITCHELL, IV, LORIANN MITCHELL and JAMES E. MITCHELL, III** (GRANTEES) whose address is 213 Willow Lake Circle, Wilsonville, AL 35186, as joint tenants with right of survivorship the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 125, ACCORDING TO THE SURVEY OF FINAL PLAT WILLOW OAKS, AS RECORDED IN MAP BOOK 38, PAGE 137 A, B and C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 213 Willow Lake Circle, Wilsonville, AL 35186

Subject to:

Ad valorem taxes due October 1, 2014.

Easements and building line as shown on recorded map.

Restrictions appearing of record in Instrument # 20070725000346410 and amended in Instrument # 20071023000490210.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20071109000517710.

Right of Way granted to BellSouth Telecommunications as recorded in Instrument # 20060815000396440 and Instrument # 20071218000568300.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 103, Page 182.

Right of Way to Shelby County as recorded in Volume 147, Page 571.

Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20071109000517700.

Articles of Incorporation of Willow Oaks Homeowners Association, Inc. by instrument recorded in Instrument # 20070725000346420 and By-Laws recorded in Instrument # 20070725000346430.

All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Rusert Homes, LLC to ServisFirst Bank, recorded in Instrument #20111102000327980, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to ServisFirst Bank, recorded in Instrument #20130827000350160, in said Probate Office.

\$170,848.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 24th day of January, 2014.

SERVIS FIRST BANK an Alabama Corporation

By 

CLARK ZINSMEISTER
ITS VICE PRESIDENT

Shelby County, AL 01/31/2014
State of Alabama
Deed Tax: \$3.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that CLARK

ZINSMEISTER whose name as Vice President of **SERVIS FIRST BANK** an Alabama Corporation 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal of office this 24th day of January, 2014



Notary Public
Commission Expires: 11/09/14

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
JAMES E. MITCHELL, IV, ET AL
213 Willow Lake Circle
Wilsonville, AL 35168



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