

14-1049

THIS INSTRUMENT PREPARED BY: MARCUS L. HUNT, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

STATE OF ALABAMA

SHELBY COUNTY

SEND TAX NOTICE TO:

Justin Mitchell
360 Waterford Cove
Calera, Al. 35040

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of One hundred sixty-five thousand and no/100 (\$165,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto , in hand paid to America's First Federal Credit Union, a federally chartered Credit Union., whose mailing address is 1200 4th Ave. N., Birmingham, Al. 35203, hereinafter called Grantor, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto

Justin Mitchell and Rachel Laynnay Mitchell
. whose mailing address is 360 Waterford Cove, Calera, Al. 35040

hereinafter called Grantee, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in Shelby County, Alabama, the address of which is 360 Waterford Cove, Calera, Al. 35040 to-wit:

Lot 660, according to the Survey of Waterford Cove, Sector 1, as recorded in Map Book 28, Page 68 in the Probate Office of Shelby County, Alabama.

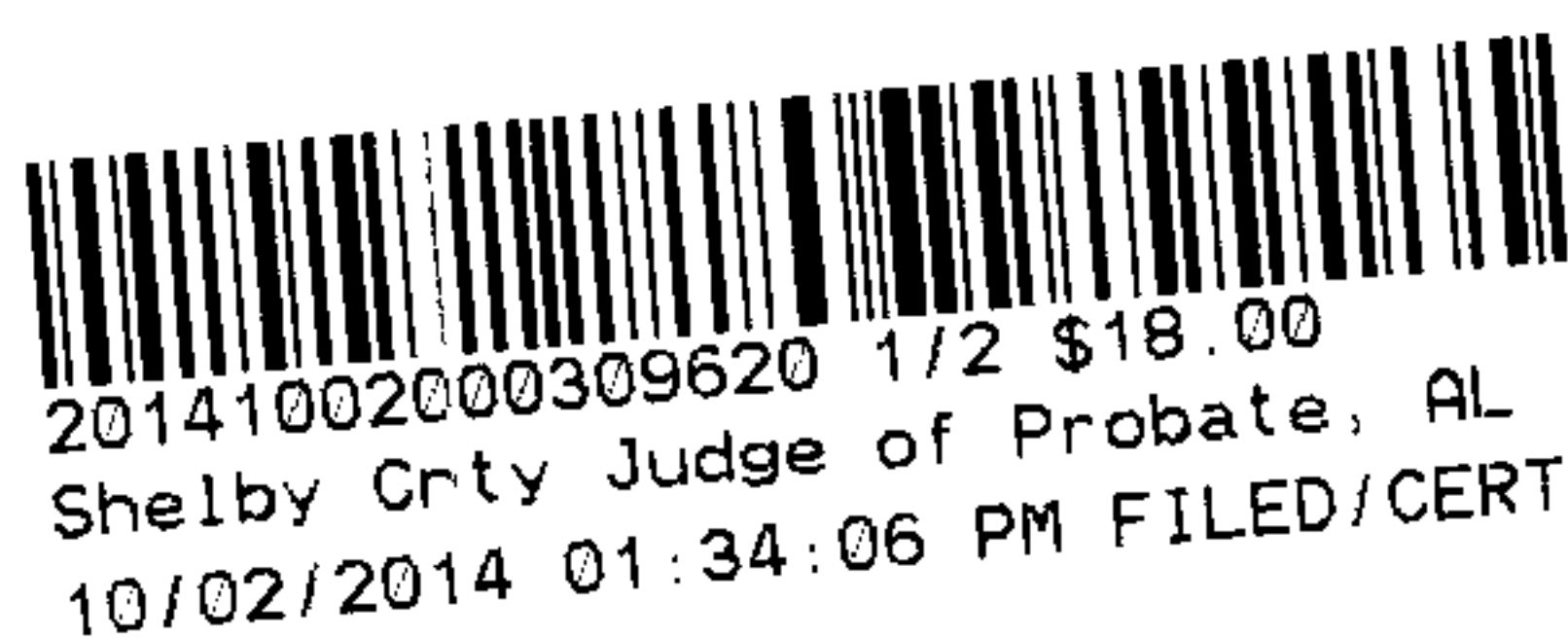
This conveyance is subject to taxes for 2014 and subsequent years; all easements, rights of way, encumbrances, covenants and restrictions of record.

Subject to: All easements, restrictions and rights of way of record.

\$ 168,547.00 of the above purchase price was paid from a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor, forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR by its Senior Vice-President who is authorized to execute this conveyance, hereto sets its signature and seal this the 30 day of September



2014

AMERICA'S FIRST FEDERAL CREDIT UNION

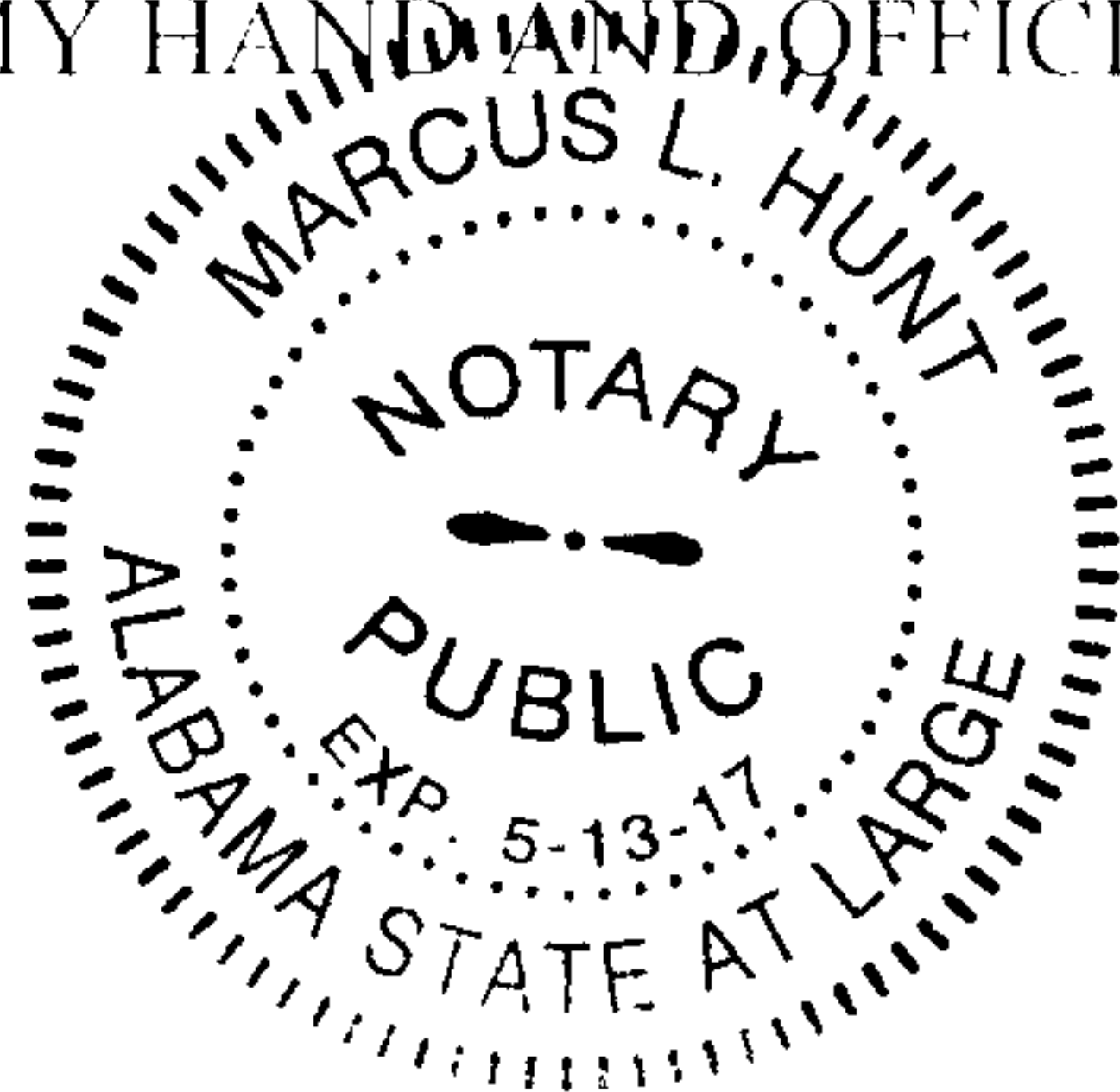

ALAN G. STABLER, SENIOR VICE-PRESIDENT

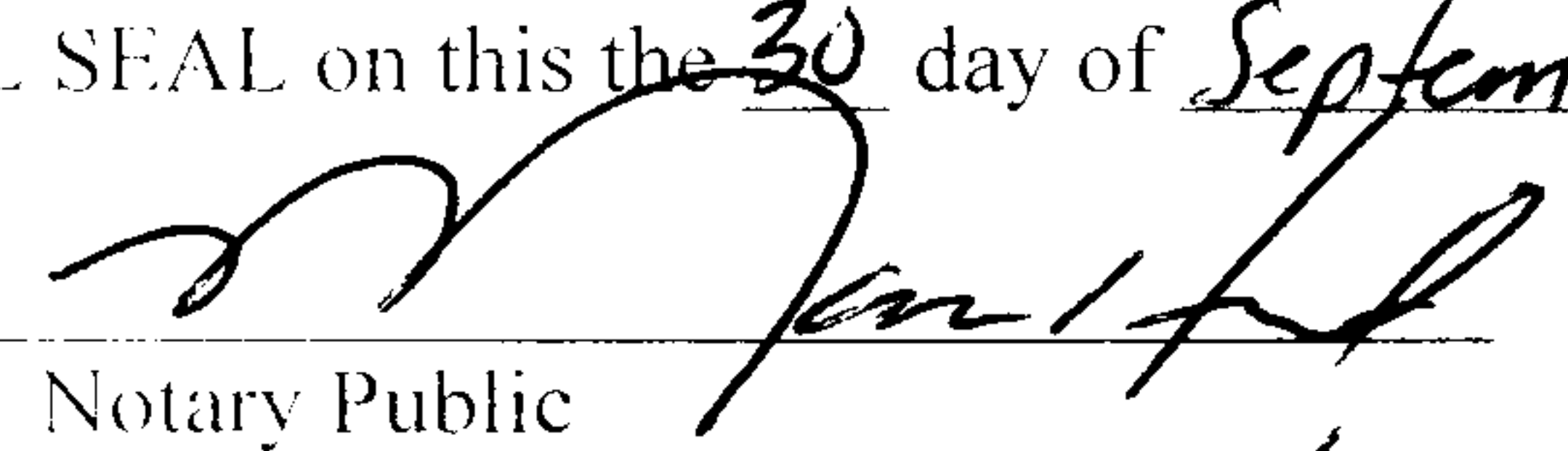
STATE OF ALABAMA
JEFFERSON COUNTY

ACKNOWLEDGMENT

BEFORE ME, a Notary Public in and for said County and State, personally appeared Alan G. Stabler, whose name as Senior Vice-President of America's First Federal Credit Union, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being duly informed of the contents of this conveyance, he as such officer, and with full authority, executed the same voluntarily for and as the act of said Credit Union.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 30 day of September, 2014.




Notary Public

My commission Expires: 5/13/17



20141002000309620 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/02/2014 01:34:06 PM FILED/CERT