

**SEND TAX NOTICES TO:**


TruckWorx  
2220 Finley Boulevard  
Birmingham, AL 35234

**PREPARED BY:**

Jeffrey L. Ingram, Esq.  
Galese & Ingram, P.C.  
800 Shades Creek Parkway  
Suite 300  
Birmingham, AL 35209

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20151001000343040 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/01/2015 08:59:42 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of SIX HUNDRED SIXTY NINE THOUSAND AND NO/100 DOLLARS (\$669,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **FRANKIE C. MITCHELL and ROBERT L. MITCHELL**, husband and wife (herein referred to as "Grantors"), hereby grant, bargain, sell, and convey unto the **2012 FRANKIE C. MITCHELL IRREVOCABLE TRUST**, an Alabama Trust, (herein referred to as "Grantee"), the following real estate situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT A  
FOR LEGAL DESCRIPTION

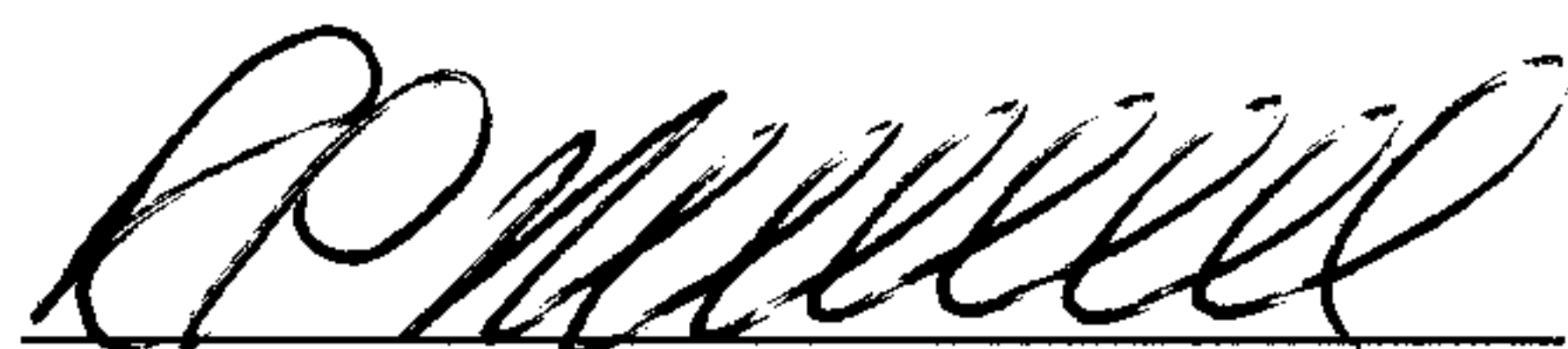
**SUBJECT TO:**

- i) taxes and assessments for the year 2015, a lien but not yet payable;
- ii) easements, restrictions and rights of way of record;
- iii) mortgages of record including mortgages to Synovus Mortgage Corp..

**TO HAVE AND TO HOLD** the described premises to Grantees, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantees against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Warranty Deed on the 21<sup>st</sup> day of September, 2015.




Robert L. Mitchell

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Mitchell, who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily, as his own voluntary act.

Given under my hand and official seal, this the 18 day of September, 2015.

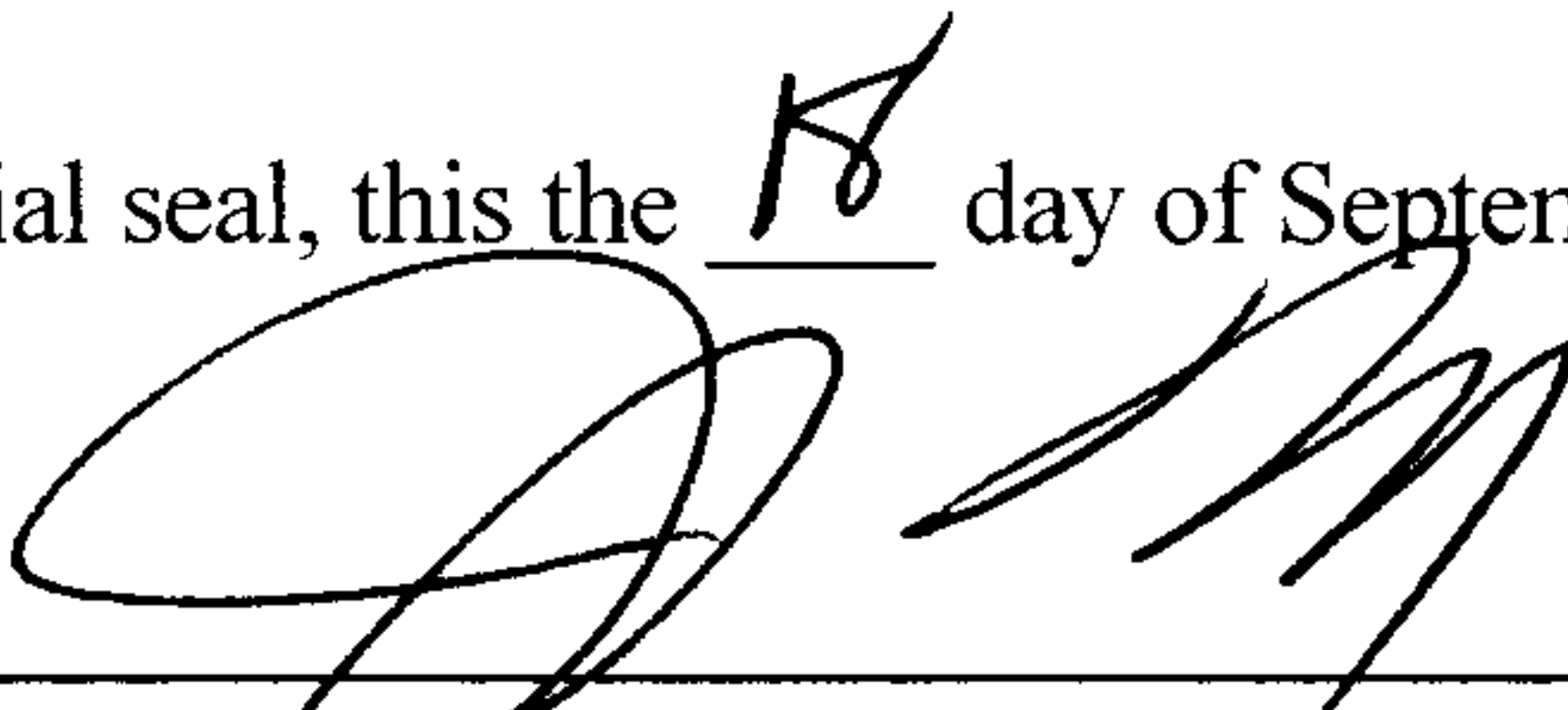
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 11/10/15


Frankie C. Mitchell  
Frankie C. Mitchell

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frankie C. Mitchell, who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily, as her own voluntary act.

Given under my hand and official seal, this the 18 day of September, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 11/10/15

  
20151001000343040 2/4 \$24.00  
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**EXHIBIT "A"**

**LOT 3, ACCORDING TO THE SURVEY OF BRIDGELAKE ADDITION TO RIVERCHASE, AS  
RECORDED IN MAP BOOK 13, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.**



20151001000343040 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
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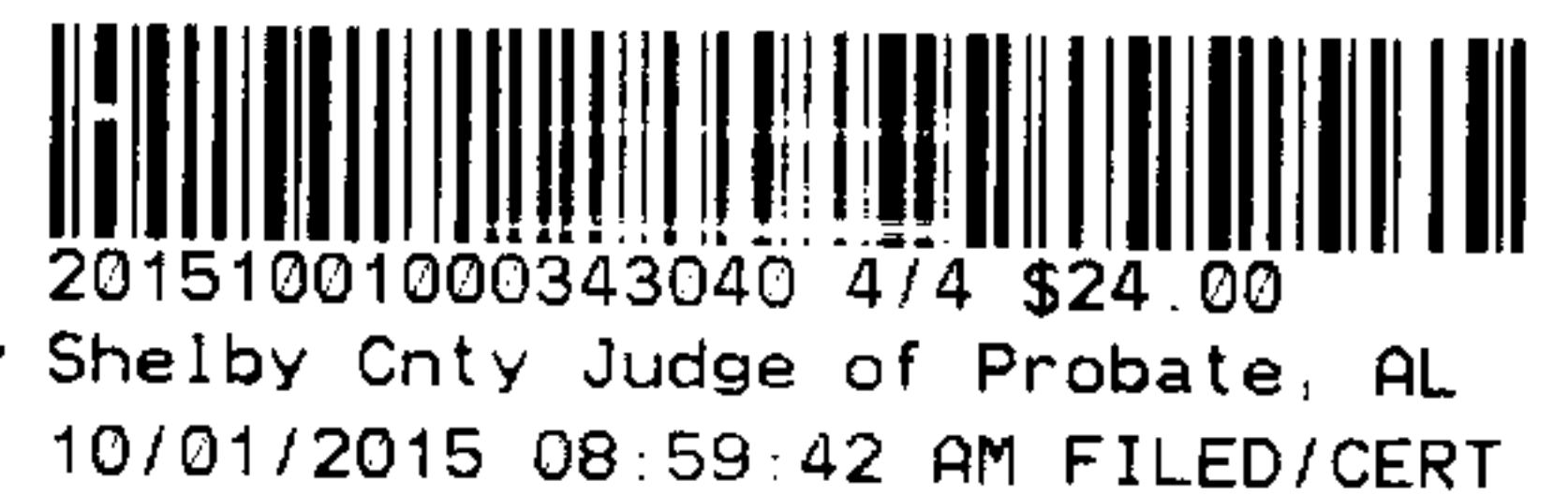
## Real Estate Sales Validation Form

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

Grantor's Name	Frankie C. Mitchell and Robert L. Mitchell	Grantee's Name	2012 Frankie C. Mitchell Irrevocable Trust
Mailing Address	2220 Finley Boulevard	Mailing Address	2220 Finley Boulevard
	Birmingham, Alabama 35209		Birmingham, Alabama 35209
<hr/>		<hr/>	
Property Address	2023 Bridgelake Drive	Date of Sale	9/18/2015
	Birmingham, Alabama 35244	Total Purchase Price	\$ 669,000.00
	<hr/>	or	
	<hr/>	Actual Value	\$
	<hr/>	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)

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	<u>9-18-15</u>	Print	<u>Robert L. Mitchell</u>
<input type="checkbox"/> Unattested	<hr/>	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one