

20160303000067610
03/03/2016 08:55:41 AM
DEEDS 1/2

This instrument was prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send tax notice to:
Richard Alvin Mathis
595 Forest Lakes Dr
Sterrett, AL 35147

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Five Thousand Five Hundred and NO/100—
(\$185,500.00) Dollars, the amount of which can be verified in the Sales Contract between the
parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee
herein, the receipt whereof is acknowledged I or we

**Anthony W. Mitchell, individually and as Attorney in Fact for his wife, Heather C.
Mitchell, whose mailing address is:**

605 Boulder Lake Dr. ; Vestavia, AL 35242

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Richard Alvin Mathis, whose mailing address is:
595 Forest Lakes Dr, Sterrett, AL 35147**

(herein referred to as grantee, whether one or more), the following described real estate,
situated in Shelby County, Alabama, the address of which is: 595 Forest Lakes Dr, Sterrett, AL
35147 to-wit

Lot 57, according to the Map and Survey of Forest Lakes, Sector 1, as recorded in Map Book 28,
Page 94, in the Probate Office of Shelby County, Alabama.

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

\$185,500.00 of the above recited purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 1st day of March, 2016.

Heather C. Mitchell by and through her Attorney in Fact Anthony W. Mitchell

Heather C. Mitchell, by and through her Attorney in Fact,
Anthony W. Mitchell

Anthony W. Mitchell

Anthony W. Mitchell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony W. Mitchell, individually and as Attorney in Fact for his wife, Heather C. Mitchell, whose names 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 this conveyance he has individually and in his capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 2016.

[Signature]

NOTARY PUBLIC

My Commission expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/03/2016 08:55:41 AM
\$18.00 CHERRY
20160303000067610

[Signature]

