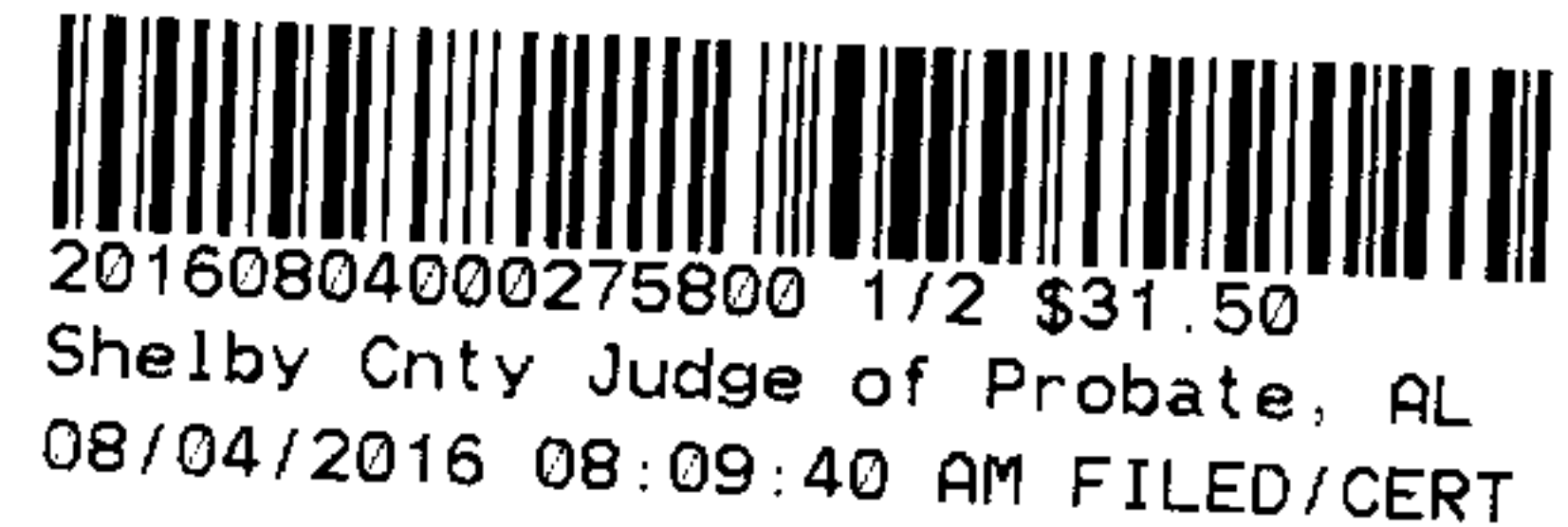


Send tax notice to: Donald G. Rosenstiel, 301 Willow Crest Lane, Hoover, Al. 35244

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

GENERAL WARRANTY DEED



State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred sixty-five thousand and no/100 (\$265,000.00)** , 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

James Murray Mitchell as Personal Representative of the Estate of Jane Slyhoff Mitchell (PR-2016-000274 Shelby Co.) whose mailing address is:

✓ 6724 Candlelight Ct., Mobile, AL 36695

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

Donald G. Rosenstiel and Nancy A. Rosenstiel, whose mailing address is: 301 Willow Crest Lane, Hoover, Al. 35244

(herein referred to as grantee) , the following described real estate, situated in Shelby County, Alabama, the address of which is: 301 Willow Crest Lane, Hoover, Al. 35244 to-wit

Lot 6, in Block 1, according to the Survey of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

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

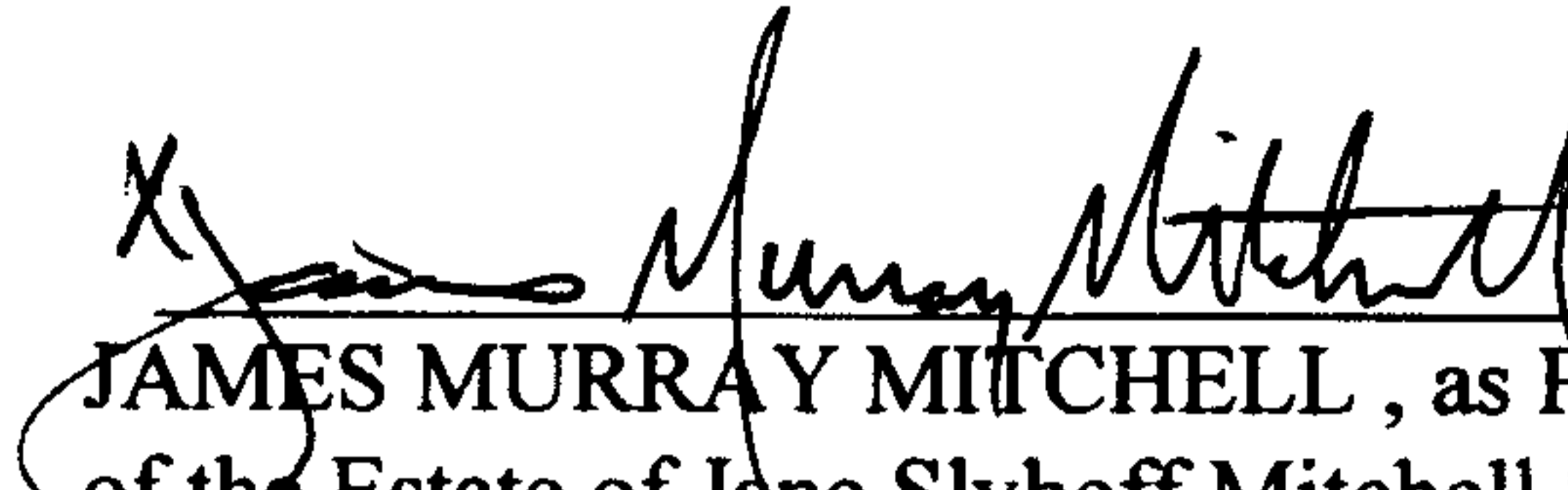
\$251,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Jane Slyhoff Mitchell was the late surviving grantee of that certain Warranty Deed in Instrument #1995-09992; the other Grantee David G. Mitchell having died on September 9, 2010.

TO HAVE AND TO HOLD unto 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 Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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 hands(s) and seal(s) this ✓ 21st day of July, 2016.

 (Seal)
JAMES MURRAY MITCHELL, as Personal Representative
of the Estate of Jane Slyhoff Mitchell Shelby Co. Probate
Case No. PR-2016-000274

State of ALABAMA
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Murray Mitchell as Personal Representative of the Estate of Jane Slyhoff Mitchell Shelby Co. Probate Case No. 2016-000274 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 in his capacity as Personal Representative of the Estate of Jane Slyhoff Mitchell executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 21st day of July, ~~2015~~ ²⁰¹⁶. 


NOTARY PUBLIC

My commission expires:

✓ MY COMMISSION EXPIRES:
September 22, 2019

Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$13.50


20160804000275800 2/2 \$31.50
Shelby Cnty Judge of Probate, AL
08/04/2016 08:09:40 AM FILED/CERT