

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Richard L. Mitchell
(Address) 417 Hwy. 343
Columbiana, AL 35051

TRUSTEE AND BENEFICIARIES WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and 00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we,

Richard L. Mitchell, as Trustee of the A and B Revocable Trust, and Amos L. Mitchell and wife, Betty R. Mitchell, individually and as beneficiaries of A & B Revocable Trust

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard L. Mitchell and wife, Teresa Mitchell

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

PARCEL ONE

Commence at the Northeast corner of the SE1/4 of the SW1/4 of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence westerly along the North line of said 1/4-1/4 Section 434.33' to the point of beginning of the property being described; Thence continue westerly along last described course 225.00' to a point; thence turn 89°41' left and run southerly 579.40' to a point; thence turn 89° 41' left and run easterly 195.00' to a point; thence turn 90°19'right and run Southerly 300.91' to a point in the asphalt of Shelby County Road Number 343; thence turn 123°06'23" left and run northeasterly within the bounds of said public road 30' to a point; thence turn 56°53'37" left and run northerly 880.31' to the point of beginning. Containing 3.2 acres less and except the right of way of the public road. Property is subject to any and all agreements, easements, restrictions and/or limitation of probated record or applicable law.

PARCEL TWO

Commence at the Southeast corner of the SE1/4 of SW1/4 of Section 22, Township 21 South, Range 1 West, being a 1 1/2" iron pipe and a concrete post found in place; thence proceed in a westerly direction along the South boundary of said 1/4-1/4 section for a distance of 435' to a point, being a 4" iron pipe set and being the point of beginning of the parcel of land herein described. Thence continue along said South boundary of said 1/4-1/4 section for a distance of 225.00' to a point being a concrete post found in place; thence turn 90°01' to the right and run northerly to a point in the asphalt of Shelby County road number 343; thence run northeasterly within the bounds of said public road to a point with the East property line of the parcel of land herein described; thence turn 123°06'23" to the right and run southerly 435.86' to the point of beginning containing 1.80 acres less and except the right of way of the public road. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record or applicable law.

This Deed prepared without benefit of title abstract or examination at grantees and grantors request.

This Deed prepared without benefit of survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

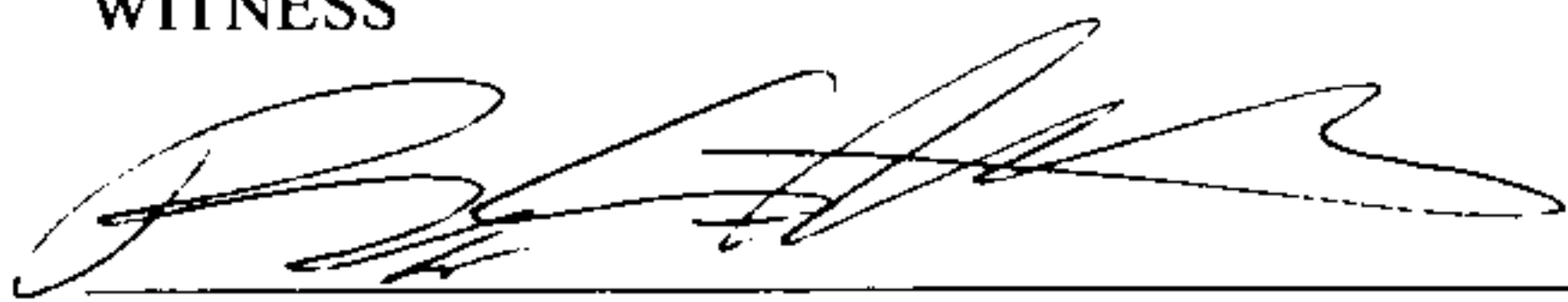
And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 25 day of August, 2016.

Shelby County, AL 09/13/2016
State of Alabama
Deed Tax: \$10.00


20160913000332710 1/3 \$33.00
Shelby Cnty Judge of Probate: AL
09/13/2016 12:56:45 PM FILED/CERT

WITNESS



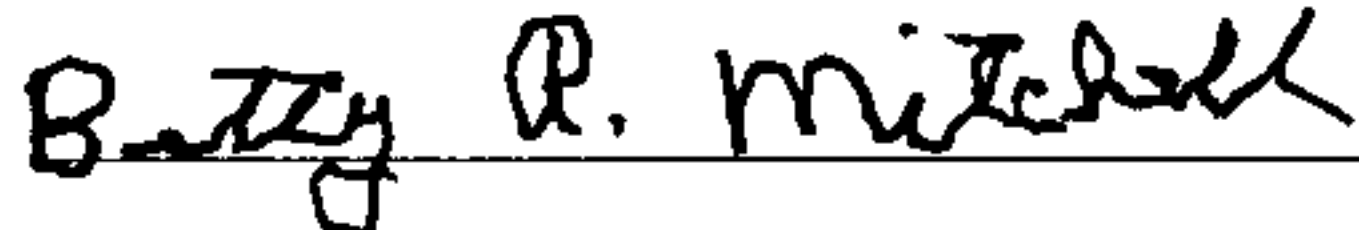
(Seal)



(Seal)

Richard L. Mitchell as Trustee of the A & B
Revocable Trust

(Seal)



(Seal)

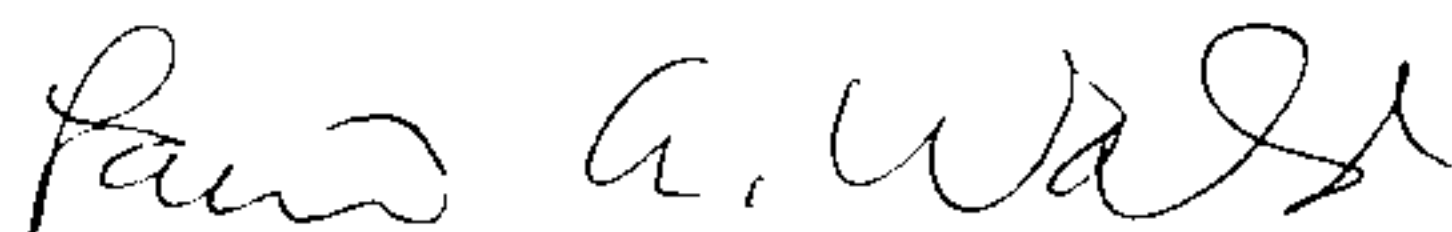
STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Richard L. Mitchell as Trustee of the A & B Revocable Trust, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, 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 this 25th day of August, 2016.

Laurie A. Walden
My Commission Expires:
July 8, 2017

My Commission Expires:



Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Michelle Leigh Smith, a Notary Public in and for said County, in said State, hereby certify that Amos L. Mitchell, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2016.

My Commission Expires:

9.23.18

Notary Public



STATE OF ALABAMA
SHELBY COUNTY

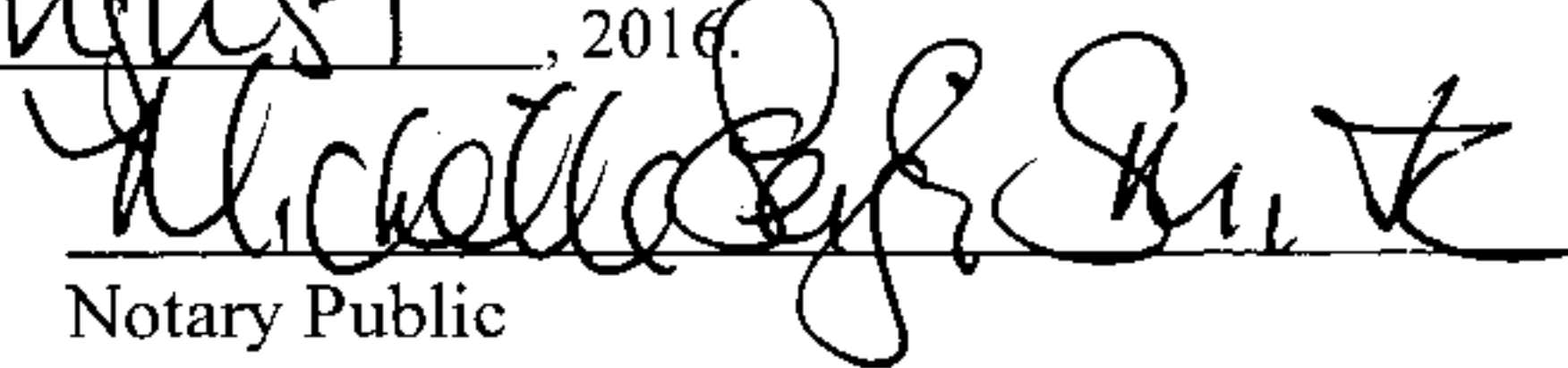
I, Michelle Leigh Smith, a Notary Public in and for said County, in said State, hereby certify that Betty R. Mitchell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2016.

My Commission Expires:

9.23.18

Notary Public




20160913000332710 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
09/13/2016 12:56:45 PM FILED/CERT

Real Estate Sales Validation Form

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

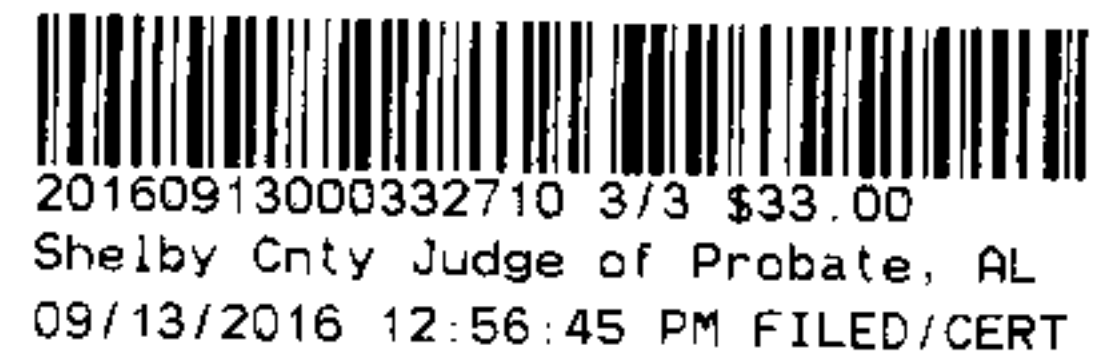
Grantor's Name Richard L. Mitchell Grantee's Name Richard L. Mitchell
Mailing Address 417 Hwy 343 Mailing Address 417 Hwy 343
Columbiana, AL 35051 Columbiana, AL
35051

Property Address Richard L. Mitchell Date of Sale 8/25/14
417 Hwy 343 Total Purchase Price \$ 10,000.
Columbiana, AL 35051 or
Actual Value \$
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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 8/28/16 Print Richard L. Mitchell
Unattested [Signature] Sign [Signature]
(verified by) 9.23.16 (Grantor/Grantee/Owner/Agent) circle one