

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Robert P. Ghames
213 Willow Lake Circle
Wilsonville, AL 35186
(which is the property address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and No/100 ---
----- (\$225,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, James E. Mitchell, IV and Nicole T. Mitchell, Husband and Wife
(whose address is: 341 Willow Leaf Circle, Wilsonville, AL 35186)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Robert P. Ghames
(whose address is: the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 125, according to the Survey of Willow Oaks, as recorded in
Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

\$ 220,924.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.
\$ 6,750.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 7th
day of April, 2017.

James E. Mitchell, IV (Seal) Nicole T. Mitchell (Seal)
James E. Mitchell, IV Nicole T. Mitchell

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
James E. Mitchell, IV and Nicole T. Mitchell whose name(s) is/are
signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he/she/they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2017

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public
ALABAMA STATE AT LARGE



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2017 03:09:12 PM
\$16.00 JESSICA
20170407000119170

James E. Mitchell, IV