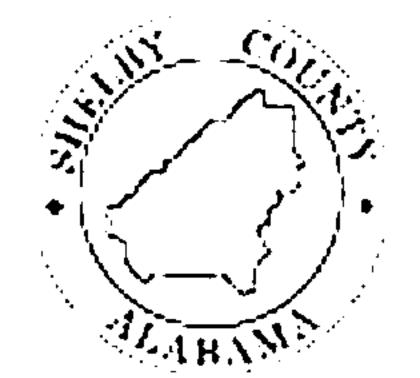
20170407000119170 04/07/2017 03:09:12 PM DEEDS 1/1

| This instrument was prepared by: | Send Tax Notice To: |
|--|---|
| Halbrooks & Allen, LLC | Robert P. Ghames 213 Willow Lake Circle |
| #1 Independence Plaza - Suite 704 Birmingham, AL 35209 | Wilsonville, AL 35186 |
| None of the state | (which is the property address) |
| WARRANTY DEED | <u></u> |
| STATE OF ALABAMA) | |
| | KNOW ALL MEN BY THESE PRESENTS: |
| COUNTY OF <u>SHELBY</u> | |
| = = = = = = = = = = = = = = = = = = = | Twenty-Five Thousand and No/100 (\$225,000.00) Dollars denced 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 | |
| the control of the co | eaf Circle, Wilsonville, AL 35186) |
| | one or more) do grant, bargain, sell and convey unto obert P. Ghames |
| (whose address is: the | property address) |
| (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in <u>Shelby</u> County, Alabama, to wit: | |
| Lot 125, according to the Survey of | Willow Oaks, as recorded in |
| | ate 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) this7th | |
| STATE OF ALABAMA) | |
| COUNTY OF <u>JEFFERSON</u>) | General Acknowledgment |
| r .1 1 'N T Th. 1.1. | in and for soid County in soid State hereby certify that |
| 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 se | |
| My Commission Expires: 4/21/20 | William H. Halbrooks, Notary Palvic |



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

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