


This Instrument Prepared Without the  
Benefit of a Survey or a Title Search By:

Robert C. Walthall  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, AL 35203

  
20170620000218650 1/8 \$583.50  
Shelby Cnty Judge of Probate, AL  
06/20/2017 09:27:43 AM FILED/CERT

Send Tax Notice To:

Mitchell Investments, RLLP  
Attn: Jerry Mitchell  
960 Forestdale Blvd.  
Birmingham, AL 35214

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that Ruel Investments, LLC, an Alabama limited liability company, Mike and Patsy Family, LLC, an Alabama limited liability company and Higgins, LLC, an Alabama limited liability company (such entities herein together called the "Grantors"), for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantors by Mitchell Investments, LLP; Mitchell Investments, an Alabama general partnership now known as Mitchell Investments, LLP; William B. Mitchell, Robert R. Mitchell and J.E. Mitchell, d/b/a Mitchell Investments, a partnership now known as Mitchell Investments, LLP ("Grantee") do hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee their respective 1/9<sup>th</sup> each (collective 33 1/3%) undivided tenancy in common interest in the real property lying and being situated in Shelby County, Alabama, described in Exhibit "A" attached hereto (the "Property"):

The Property is conveyed subject to the following:

1. Taxes and assessments for the current year and subsequent years not yet due and payable.
2. All exceptions, easements, restrictions, rights-of-way and other matters located of record.
3. Encroachments, overlaps, overhangs, unrecorded easements, roadways, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, limestone, and gravel in, on, or under the property.

Shelby County, AL 06/20/2017  
State of Alabama  
Deed Tax: \$542.50

**TO HAVE AND TO HOLD** the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantors hereby covenant and agree with Grantee and its successors and assigns, that each of the Grantors and their successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantors, but not further or otherwise.

**IN WITNESS WHEREOF**, Grantors have caused this instrument to be executed and delivered by and through their respective duly authorized representative as of the 13<sup>th</sup> day of June 2017.

RUEL INVESTMENTS, LLC


By: [Signature]  
Its: [Signature]

MIKE AND PATSY FAMILY, LLC

By: [Signature]  
Its: [Signature]

HIGGINS, LLC

By: [Signature]  
Rita M. Higgins  
Its Managing Member

  
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**Grantors' Address**

Thomas F. Higgins  
3509 Tifton Lane  
Opelika, AL 36804

**Grantees' Address**

Mitchell Investments, LLP  
Attn: Jerry Mitchell  
960 Forestdale Blvd.  
Birmingham, AL 35214



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**Property Address**

1123 First Street North  
Alabaster, AL 35007

**Sales Price:** \$542,499.00

**Date of Sale:** June 13, 2017

STATE OF ALABAMA

)

:

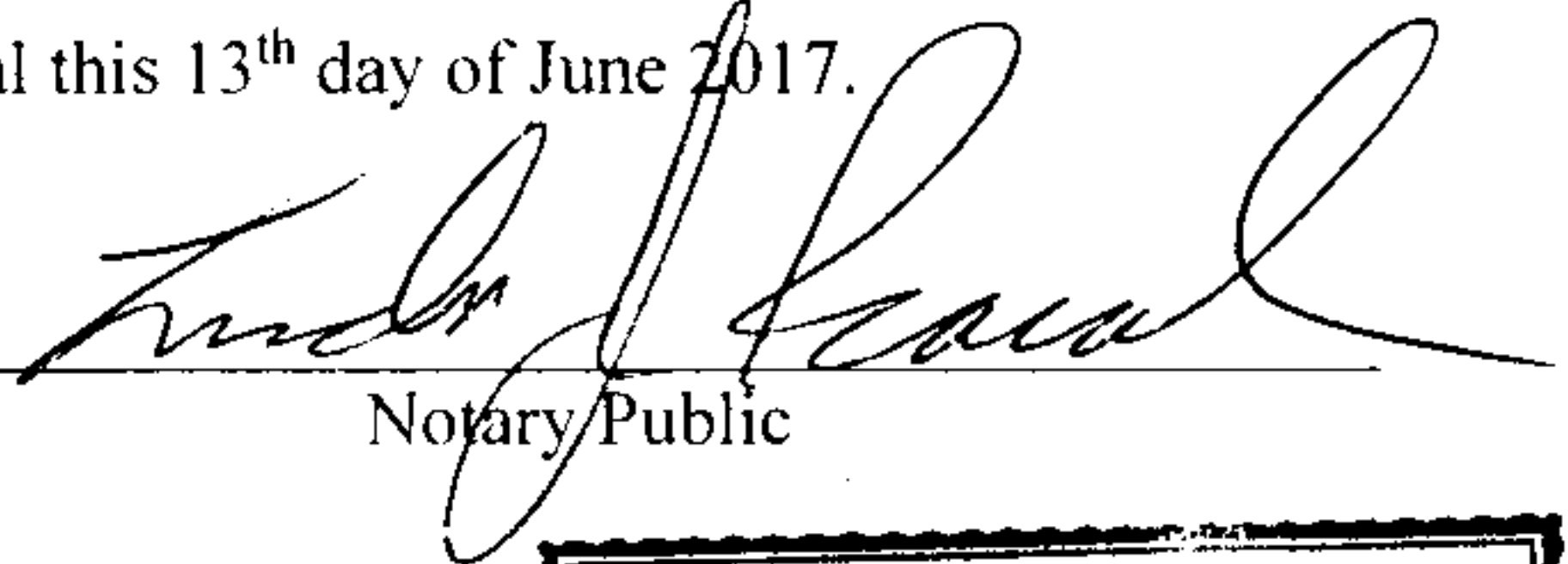
JEFFERSON COUNTY

)

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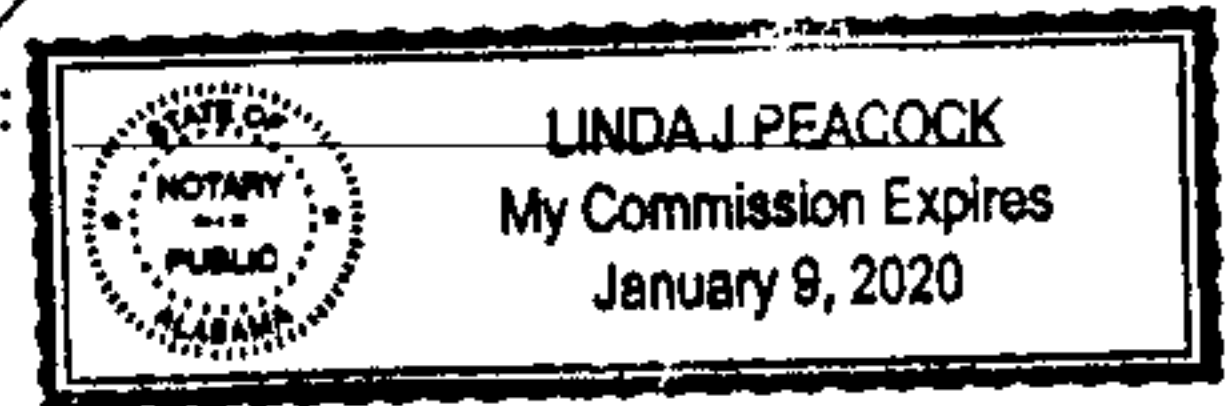
I, the undersigned, a notary public in and for said county in said state, hereby certify that Benjamin R. Mitchell, whose name as Managing Member of Ruel Investments, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 13<sup>th</sup> day of June 2017.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My commission expires:



STATE OF ALABAMA

)

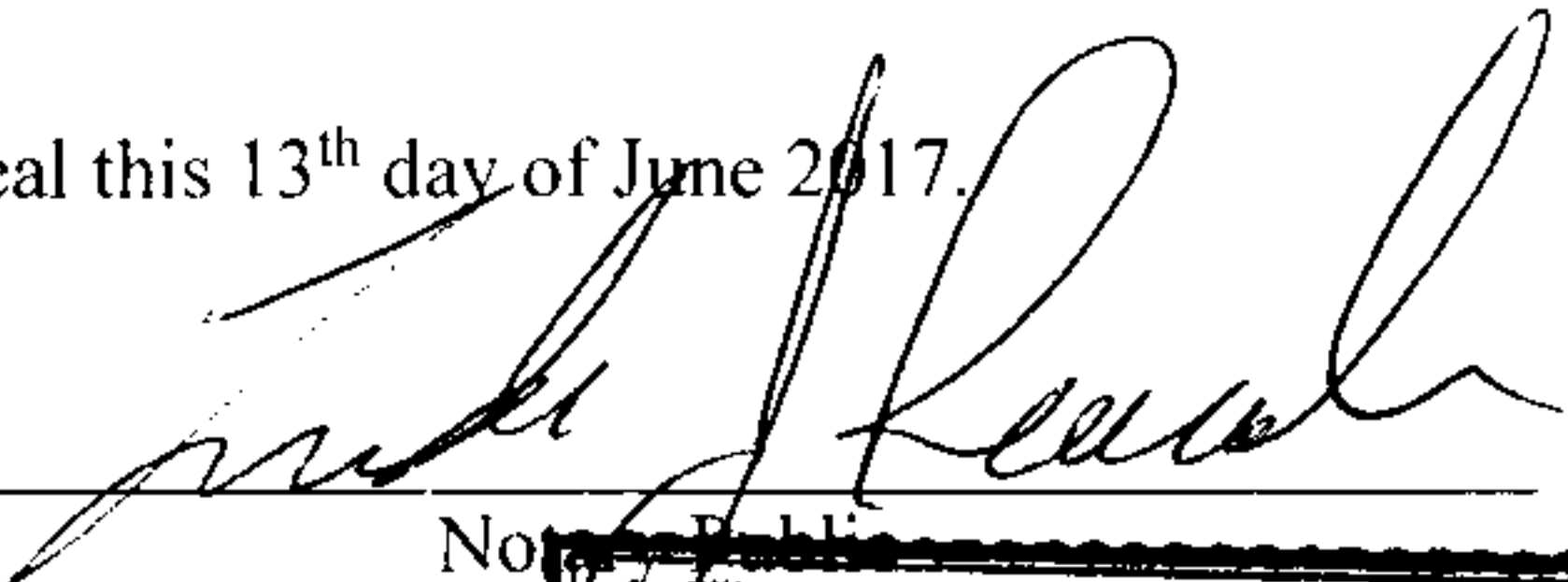
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JEFFERSON COUNTY

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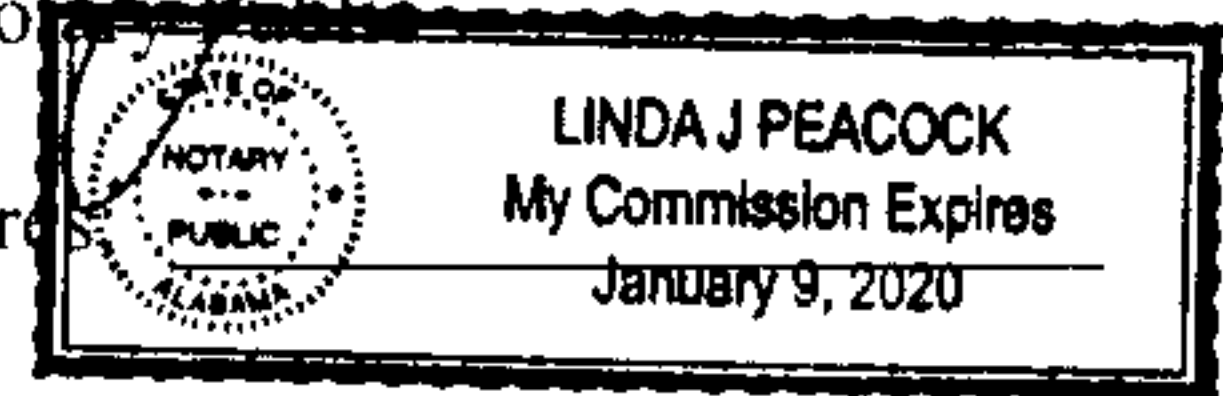
I, the undersigned, a notary public in and for said county in said state, hereby certify that William M. Mitchell, whose name as Managing Member of Mike and Patsy, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 13<sup>th</sup> day of June 2017.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My commission expires:



STATE OF ALABAMA

)

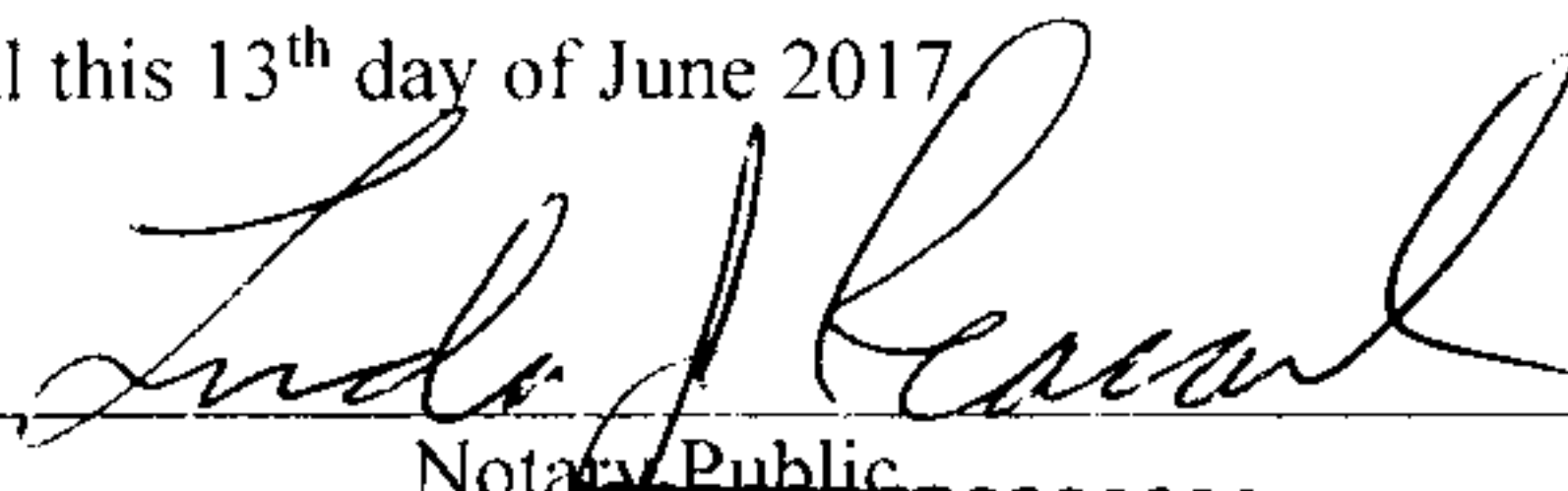
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JEFFERSON COUNTY

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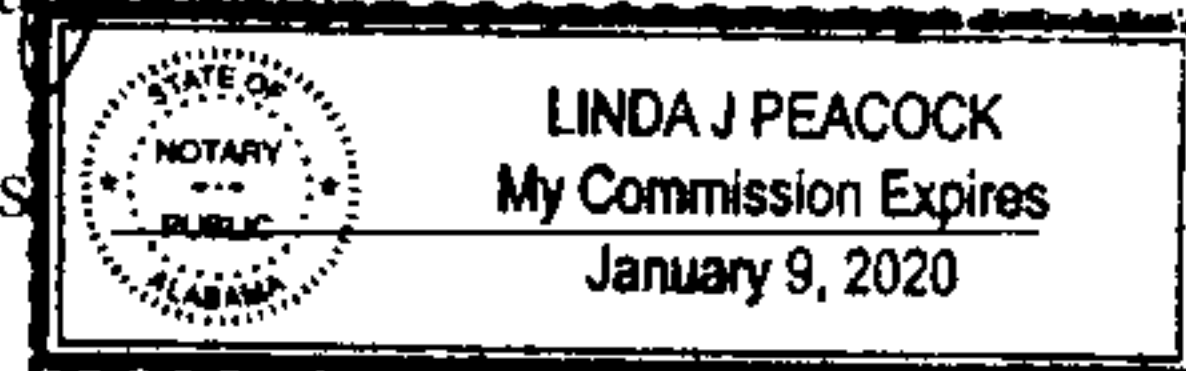
I, the undersigned, a notary public in and for said county in said state, hereby certify that Rita M. Higgins, whose name as Managing Member of Higgins, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such Managing Member of the General Partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 13<sup>th</sup> day of June 2017

  
\_\_\_\_\_  
Notary Public


[NOTARIAL SEAL]

My commission expires



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**EXHIBIT "A"**  
**(Legal Description Attached)**



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PELHAM CENTER  
3569 PELHAM PKWY  
PELHAM, AL 35124

LEGAL DESCRIPTION

A part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 327.40 feet to a point on the Easterly right of way line of U.S. Highway No. 31; thence turn a deflection angle  $75^{\circ}52'$  to the left and run Southwesterly along the said Easterly right of way line of said Highway No. 31 a distance of 514.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 280.00 feet to a point marking the intersection of the Easterly right of way line of said U.S. Highway No. 31 and the Northerly right of way line of Shelby County Road No. 68; thence turn a deflection angle of  $80^{\circ}24'10''$  to the left and run Southeasterly along the said Northerly line of said Shelby County Road No. 68 a distance of 196.85 feet to a point; thence turn a deflection angle of  $99^{\circ}41'18''$  to the left and run Northeasterly a distance of 361.32 feet to a point; thence turn a deflection angle of  $103^{\circ}58'40''$  to the left and run Westerly a distance of 199.50 feet to the point of beginning; being situated in Shelby County, Alabama.



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FATIC-351  
Schedule A  
ALTA Owner's Plain Language Policy

## ***First American Title Insurance Company***

### **LEGAL DESCRIPTION**

**GRAHAM CENTER  
1123 FIRST STREET NORTH  
ALABASTER, AL 35007**



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**Issuing Office File No.: 161271**

**Policy No. FA-83-164032**

**The North 45 feet of Lot 13, all of Lots 12, 11, and 10, and the South 25 feet of Lot 9, all in Block 2, Cedar Grove Estates, as recorded in Map Book 3, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**