

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35023

SEND TAX NOTICE TO:  
Douglas B. Segrest, Jr.  
1964 Mountain Laurel Ln.  
Hoover, AL 35244

20180802000274640  
08/02/2018 09:38:56 AM  
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy-Two Thousand And No/100 Dollars (\$172,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Charles Gary Mitchell, a married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Douglas B. Segrest, Jr. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 5, according to the Survey of Davenport's Addition to Riverchase West Sector 1, as recorded in Map Book 8, Page 9, Shelby County, Alabama Records.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

This property is not the homestead of the grantor nor that of his spouse.

Subject to a third party mortgage in the amount of \$163,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of July, 2018.

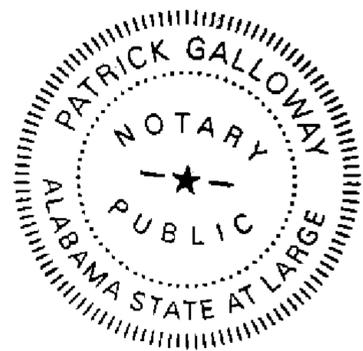
*Charles Gary Mitchell*  
\_\_\_\_\_  
Charles Gary Mitchell

STATE OF Alabama  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Charles Gary 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 on this 30 day of July, 2018.

*Patrick Galloway*  
\_\_\_\_\_  
Notary Public  
My commission expires 10-4-21



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles Gary Mitchell      Grantee's Name Douglas B. Segrest, Jr.  
Mailing Address 1964 Mountain Laurel Ln      Mailing Address 1964 Mountain Laurel Ln.  
Hoover AL 35244      Hoover, AL 35244

Property Address 1964 Mountain Laurel Ln.      Date of Sale July 30, 2018  
Hoover, AL 35244      Total Purchase Price \$172,000.00  
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       Appraisal  
 Sales Contract       Other: \_\_\_\_\_  
 Closing Statement

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 - Charles Gary Mitchell, . .

Grantee's name and mailing address - Douglas B. Segrest, Jr., 1964 Mountain Laurel Ln., Hoover, AL 35244.

Property address - 1964 Mountain Laurel Ln., Hoover, AL 35244

Date of Sale - July 30, 2018.

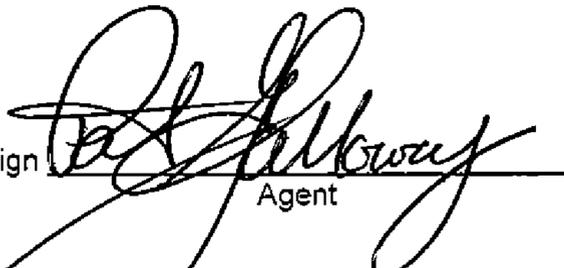
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: July 30, 2018

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/02/2018 09:38:56 AM  
\$27.00 CHERRY  
20180802000274640