

THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Jeremy Evan Mitchell and
Brittany Rowe Mitchell
2029 Kingston Court
Chelsea, AL 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Eighteen Thousand and 00/100 (\$518,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Katherine R. Murphy, a married individual**, (hereinafter referred to as GRANTOR), whose address is 3005 Kingston Lane, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jeremy Evan Mitchell and Brittany Rowe Mitchell, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1-46, according to the Survey of Chelsea Park, First Sector, Phase III, as recorded in Map Book 36, page 34, in the Probate Office of Shelby County, Alabama.

Property Address: 2029 Kingston Court, Chelsea, AL 35043

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

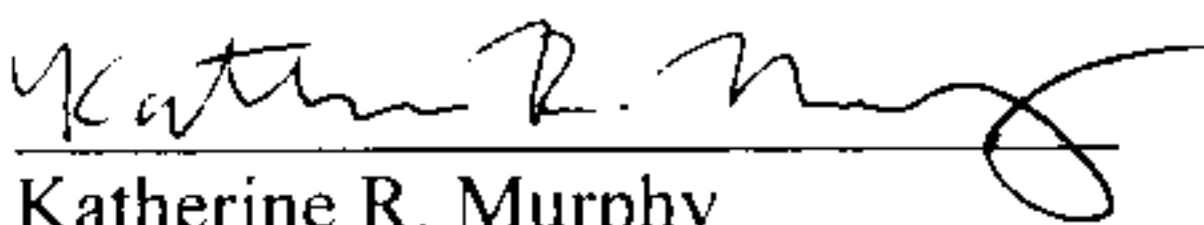
\$484,350.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantor herein or her spouse, as defined by the Code of Alabama.

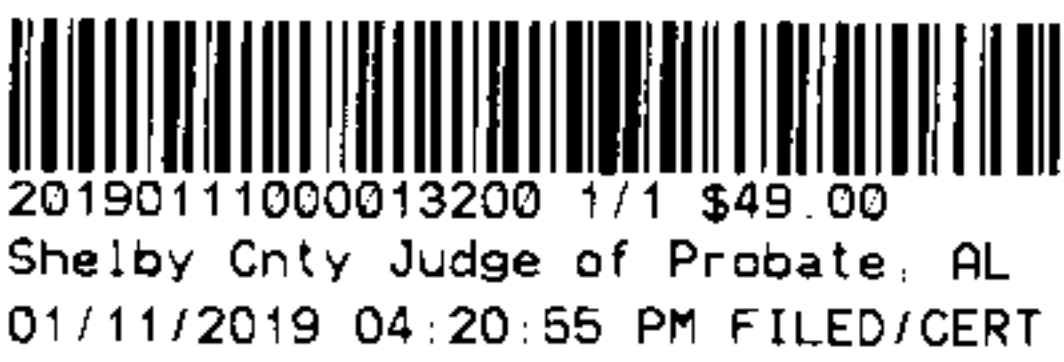
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 11th day of January, 2019.


Katherine R. Murphy

STATE OF ALABAMA)
COUNTY OF SHELBY)



Shelby County, AL 01/11/2019
State of Alabama
Deed Tax: \$34.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Katherine R. Murphy, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of January, 2019.


NOTARY PUBLIC
My Commission Expires: 3/26/2022

