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07/16/2019 11:29:10 AM

DEEDS 1/1

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Brandie Lashae Neighbours  
Scott William Neighbours  
2335 Chandabrook Dr.  
Pelham, AL 35124

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Nine Thousand Dollars and No Cents (\$229,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Rachel Hutchins Mitchell, FKA Rachel Hutchins, and Scott Mitchell, husband and wife, whose mailing address is:**

**2335 Chandabrook Dr., Pelham, AL 35124**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Brandie Lashae Neighbours and Scott William Neighbours, whose mailing address is:**

**201 Garden View Ln., Hoover, AL 35244**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 2335 Chandabrook Dr., Pelham, AL 35124 to-wit:

Lot 315, according to Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$219,764.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD 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 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 warrants and defend the same to the said Grantees, their heirs 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 8th day of July, 2019.

  
Rachel Hutchins Mitchell

  
Scott Mitchell

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel Hutchins Mitchell and Scott 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 the 8th day of July, 2019.

  
Notary Public State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: 5/17/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/16/2019 11:29:10 AM  
\$24.50 CHERRY  
20190716000252940

*Allen S. Bayl*

