

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Betty R. Mitchell
(Address) 405 Hwy. 343
Columbiana, AL 35051

TRUSTEE AND BENEFICIARIES WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, we,

Carol V. Hardin, as Trustee of the A and B Revocable Trust, and Betty R. Mitchell, an unmarried woman, individually and the sole beneficiary of A and B Revocable Trust

(herein referred to as grantors) do grant, bargain, sell and convey unto

Betty R. Mitchell

(herein referred to as **GRANTEE**) the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the southeast corner of SE1/4 of SW1/4 of Section 22, Township 21, Range 1 West and run west along the south line of said forty acres 435 feet to the point of beginning of the land herein conveyed; thence continue west along the south line of said forty, a distance of 225 feet; thence run north and parallel with the east line of said forty 1320 feet; more or less, to the north boundary of said forty; thence east along the north line of said forty 225 feet; thence south and parallel with the east line of said forty acres 1320 feet, more or less, to the point of beginning.

Less and except the following two parcels of land previously conveyed to Richard L. Mitchell and wife, Teresa Mitchell, on August 25, 2016 and recorded as Instrument Number 20160913000332710 in the Office of the Probate Judge of Shelby County, Alabama:

PARCEL ONE

Commence at the Northeast corner of the SE1/4 of the SW1/4 of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence westerly along the North line of said 1/4-1/4 Section 434.33' to the point of beginning of the property being described; Thence continue westerly along last described course 225.00' to a point; thence turn 89°41' left and run southerly 579.40' to a point; thence turn 89° 41' left and run easterly 195.00' to a point; thence turn 90°19'right and run Southerly 300.91' to a point in the asphalt of Shelby County Road Number 343; thence turn 123°06'23" left and run northeasterly within the bounds of said public road 30' to a point; thence turn 56°53'37" left and run northerly 880.31' to the point of beginning. Containing 3.2 acres less and except the right of way of the public road. Property is subject to any and all agreements, easements, restrictions and/or limitation of probated record or applicable law.

PARCEL TWO

Commence at the Southeast corner of the SE1/4 of SW1/4 of Section 22, Township 21 South, Range 1 West, being a 1 1/2" iron pipe and a concrete post found in place; thence proceed in a westerly direction along the South boundary of said 1/4-1/4 section for a distance of 435' to a point, being a 4" iron pipe set and being the point of beginning of the parcel of land herein described. Thence continue along said South boundary of said 1/4-1/4 section for a distance of 225.00' to a point being a concrete post found in place; thence turn 90°01' to the right and run northerly to a point in the asphalt of Shelby County road number 343; thence run northeasterly within the bounds of said public road to a point with the East property line of the parcel of land herein described; thence turn 123°06'23" to the right and run southerly 435.86' to the point of beginning containing 1.80 acres less and except the right of way of the public road. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record or applicable law.

Richard L. Mitchell, the Trustee of the A and B Revocable Trust died on October 20, 2019. Pursuant to Title 19-3B-704C, Code of Alabama, Betty R. Mitchell, the sole beneficiary of the A and B Revocable Trust, on November 22, 2019, appointed her daughter as successor Trustee of said Trust.

This Deed prepared without benefit of title abstract or examination at grantee and grantors request.
This Deed prepared without benefit of survey at grantee and grantors request.
Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.

Shelby County, AL 11/25/2019
State of Alabama
Deed Tax: \$5.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 22nd day of November, 2019.

WITNESS

Carol V. Hardin (Seal) Betty R. Mitchell (Seal)
Carol V. Hardin as Trustee of the A & B Revocable Trust Betty R. Mitchell

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Carol V. Hardin as Trustee of the A and B Revocable Trust, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 22nd day of November, 2019.

June 29, 2022 Joseph E. Walden
My Commission Expires: Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Betty R. Mitchell, 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2019.

June 29, 2022 Joseph E. Walden
My Commission Expires: Notary Public

20191125000438250 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/25/2019 03:13:54 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH E. WALDEN, ATTORNEY AT LAW
P.O. BOX 1610
ALABASTER, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY


**BETTY R. MITCHELL'S APPOINTMENT OF SUCCESSOR TRUSTEE OF THE A AND B
REVOCABLE TRUST AGREEMENT, DATED APRIL 14, 2004, PURSUANT TO TITLE
19-3B-704 (c) Code of Alabama**

Whereas, **Richard L. Mitchell**, the Trustee of the A and B Revocable Trust Agreement dated April 14, 2004, died on October 20, 2019 and

Whereas, as a result of the death of **Richard L. Mitchell**, the trusteeship of said Trust is now vacant, and

Whereas, **Betty R. Mitchell** is now the Sole Beneficiary of said Trust,

I, **Betty R. Mitchell**, pursuant to Title 19-3B-704(c), Code of Alabama, hereby appoint my daughter, **Carol V. Hardin**, Successor-Trustee of the A and B Revocable Trust Agreement dated April 14, 2004.


BETTY R. MITCHELL
Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned authority in and for said County and State, personally appeared, **BETTY R. MITCHELL**, who name is signed to the foregoing document, and is known to me, acknowledge before me on this day, that being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

Sworn and subscribed before me this 22nd day of November, 2019.


NOTARY PUBLIC

M.C.E. 6-29-2022



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Shelby Cnty Judge of Probate, AL
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