

Send tax notice to:
MITCH D MITCHELL
116 HIGH RIDGE TRACE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

Shelby COUNTY

2020035T

20200121000027360
01/21/2020 01:33:32 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and 00/100 Dollars (\$172,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LARRY MCARTHUR, A SINGLE INDIVIDUAL and RANDY MCARTHUR, A SINGLE INDIVIDUAL, and MELANIE MILLER, A MARRIED WOMAN** whose mailing address is: 1759 Tecumseh Trail, Pelham AL 35124 (hereinafter referred to as "Grantors") by **MITCH D MITCHELL** whose property address is: **116 HIGH RIDGE TRACE, PELHAM, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 65, according to the survey of Final Plat, High Ridge Village, Phase 4, as recorded in Map Book 29, page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat, High Ridge Village, Phase 4, as recorded in Map Book 29, page 83, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Real 93, page 861; Volume 258, page 811; Volume 275, page 41; Volume 291, page 887; Real 116, page 797; Deed Book 119, page 83; Volume 224, page 517; Volume 245, page 600; Volume 245, page 602; and Volume 245, page 604.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 102, page 202; Deed Book 108, page 337; Deed Book 102, page 200; Deed Book 103, page 55; Deed Book 187, page 53; and Deed Book 187, page 61, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantors nor that of any spouse.

\$137,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 17 day of January, 2020.


LARRY MCARTHUR

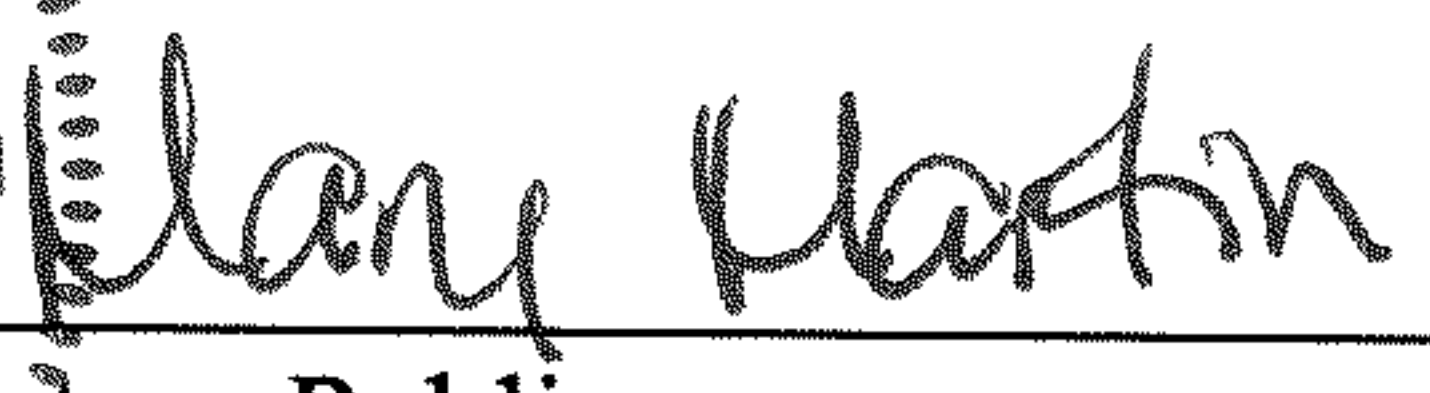

RANDY MCARTHUR


MELANIE MILLER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY MCARTHUR and RANDY MCARTHUR and MELANIE MILLER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of January, 2020.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2020 01:33:32 PM
\$59.50 CHERRY
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