

Tax notice to: William W. Miller, 47 Mt. Laurel Ave., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

20200205000047650  
02/05/2020 09:29:41 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five hundred ten thousand and no/100 (\$510,000.00) Dollars, 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

**Frank Chitwood and his wife Misha Mitchell, whose mailing address is:**

309 English Cir Homewood AL 35209

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

**William W. Miller and Ashley M. Goode, whose mailing address is: 47 Mt. Laurel Ave., Birmingham, Al. 35242**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated Shelby County, Alabama, the address of which is: 47 Mt. Laurel Ave., Birmingham, Al. 35242 to-wit

Lot 7-02, Block 7, according to the Survey of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Page 72A in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$484,350.00 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 3rd day of February, 2020.

Frank Chitwood by & through  
his agent Lewis Dean Chitwood

\_\_\_\_\_  
(Seal)  
FRANK CHITWOOD BY & THROUGH HIS AGENT LEWIS DEAN  
CHITWOOD

Misha Mitchell by & through  
her agent Lewis Dean Chitwood

\_\_\_\_\_  
(Seal)  
MISHA MITCHELL BY & THROUGH HER AGENT LEWIS DEAN  
CHITWOOD

State of ALABAMA  
County of Jefferson

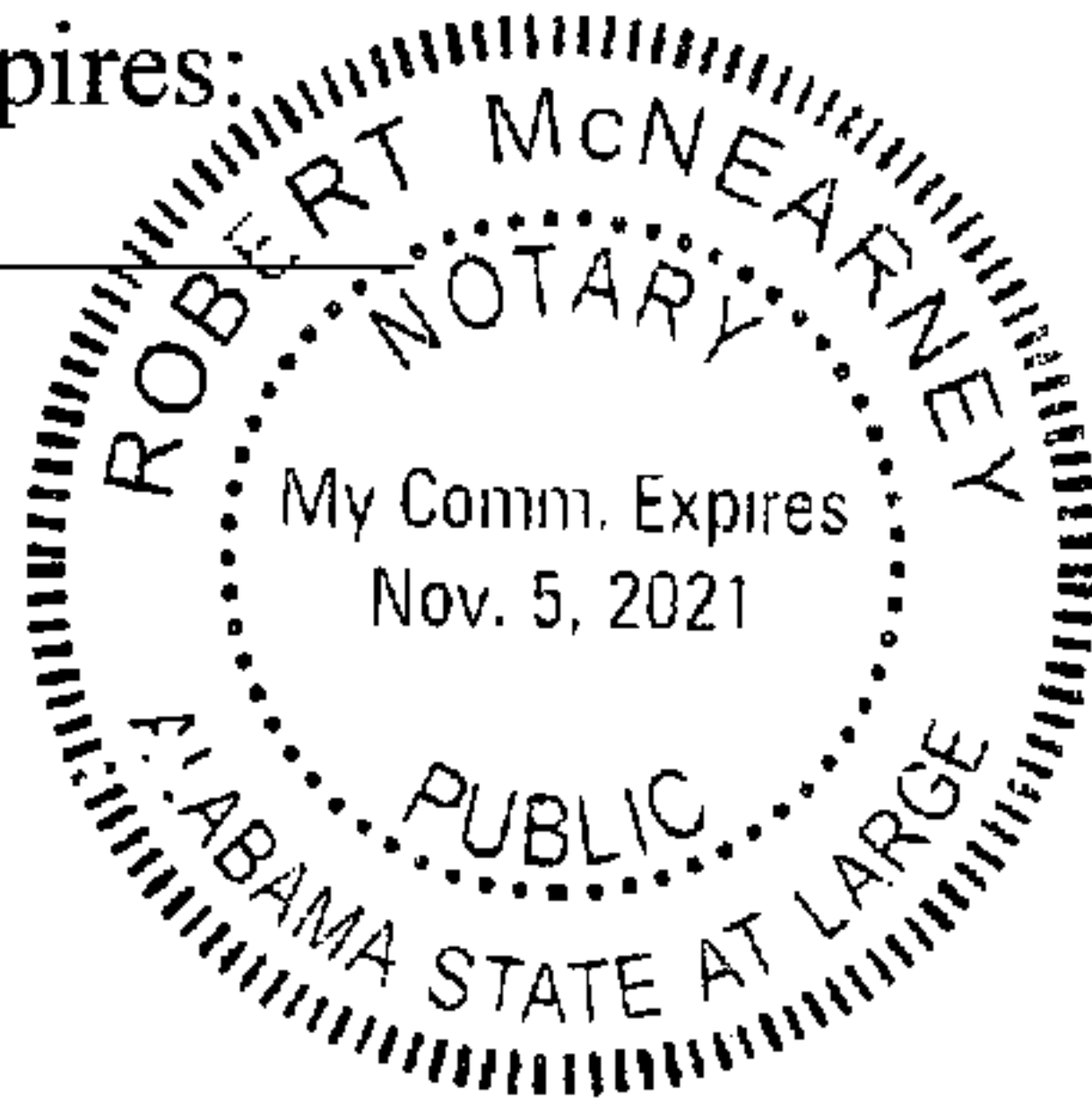
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis Dean Chitwood, under Specific Durable Power of Attorney for Frank Chitwood and his wife Misha Mitchell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily in his capacity as Agent under Specific Durable Power of Attorney for Frank Chitwood and his wife Misha Mitchell, on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of February, 2020.

*[Handwritten Signature]*

My commission expires: \_\_\_\_\_

NOTARY PUBLIC



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2020 09:29:41 AM  
\$51.00 CHERRY  
20200205000047650

*Allie S. Boyd*